

2.7 Hemel Hempstead sites

LEGEND

- Site Boundary
- More Suitable Land
- Sites with Major Constraints
- Sites with Minor Constraints
- Dacorum District Boundary
- Park and Garden
- Scheduled Monument
- Conservation Area
- Wildlife Site
- Historic Landfill Site
- Green Space
- Green Belt
- Ancient Woodland
- SSSI
- SAC
- AONB
- Flood Zone 2
- Flood Zone 3

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Purpose of Issue
DRAFT

Client
DACORUM BOROUGH COUNCIL

Project Title
DACORUM SITE ASSESSMENT STUDY

Drawing Title
**ENVIRONMENTAL CONSTRAINTS
 SETTLEMENT AREA:
 HEMEL HEMPSTEAD**

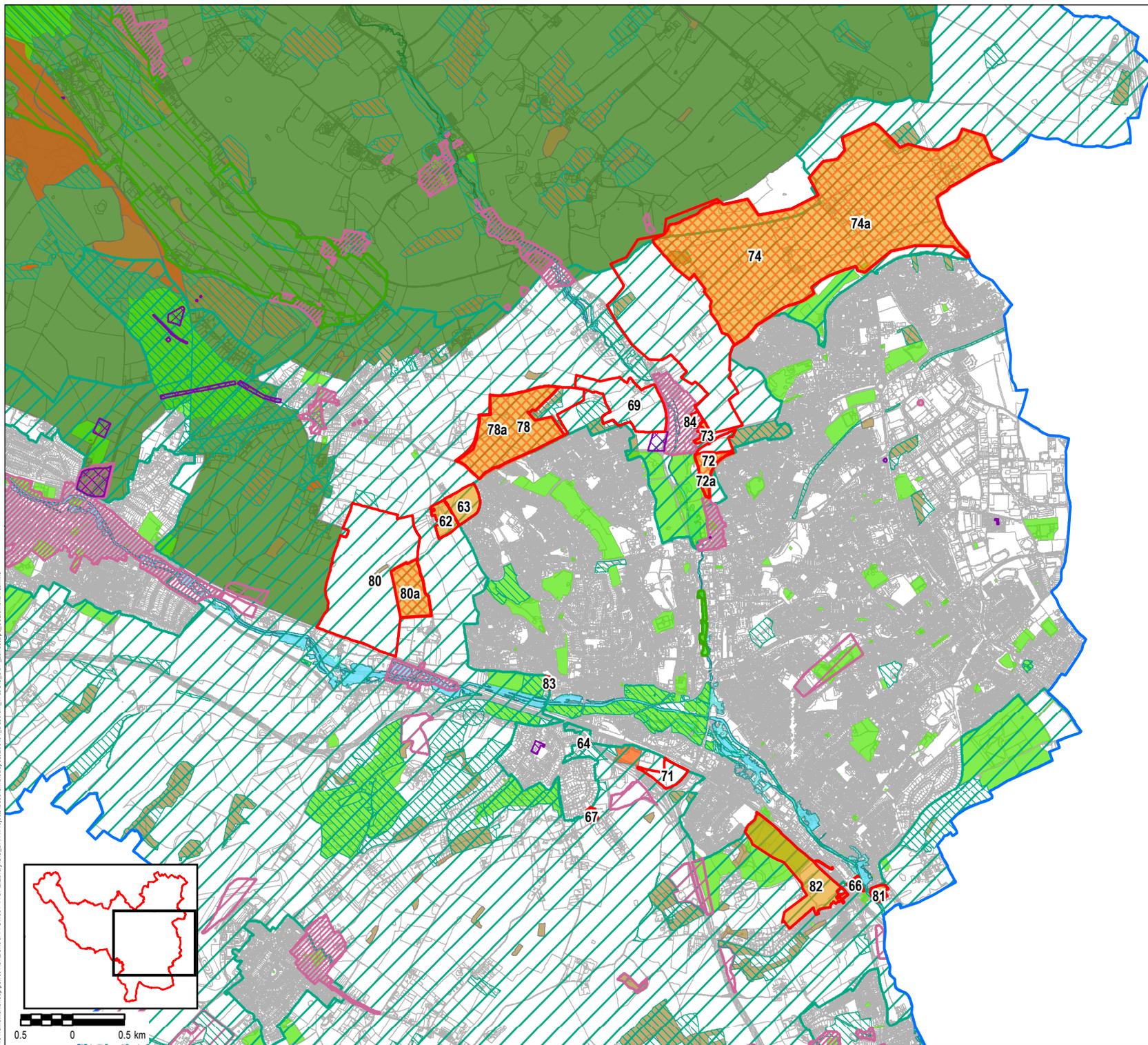
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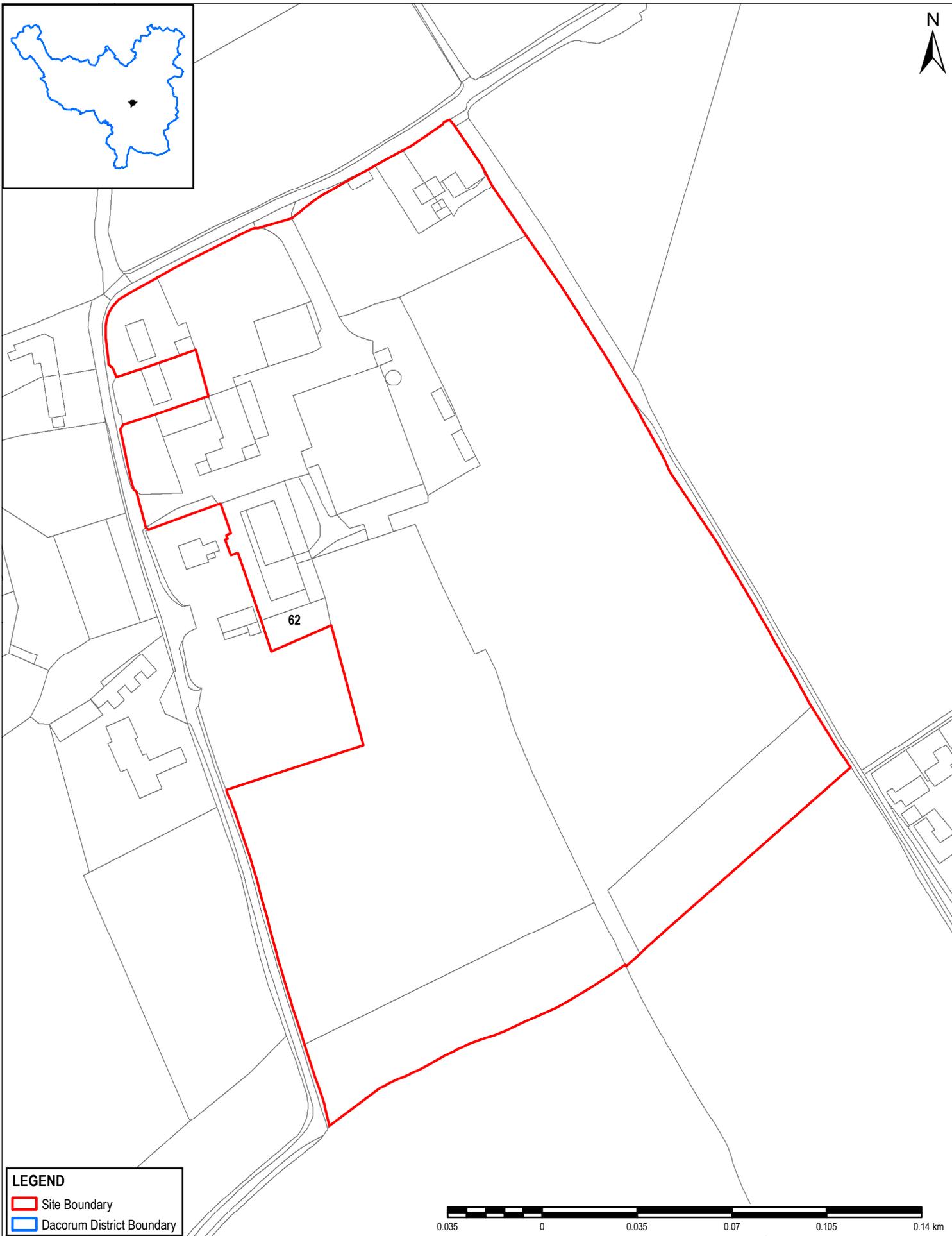
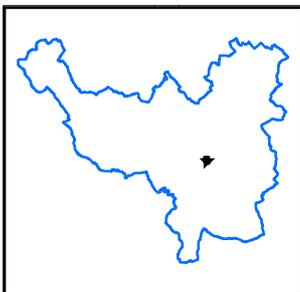
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Site Number: 62 **Site Name: Fields End Farm**

Settlement	Hemel Hempstead				
Gross Area (ha)	5.35				
Net Developable Area (ha)	4.28				
Current Use (Greenfield / Brownfield / Mixture)	Mixture				
Proposed Use	Residential				
Design Case Study	D				
Gross Density (dph)	29				
Net Density (dph)	40.5				
Gross dwelling Capacity (dwellings)	155				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site has frontage onto Fields End Lane and Pouchen End Lane, but these are considered not suitable for access, as they are both narrow with no footpaths. The site is within reasonable distance of local facilities and public transport. The site lies adjacent to Local Allocation 'LA3: West Hemel Hempstead', which is proposed to be accessed from Long Chaulden and The Avenue. If developed as an extension to LA3 then access issues could be overcome, and the site would benefit from access to the proposed local centre, Primary school and new bus route serving the LA3 site.				
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. Drainage requirements must be considered early in the site planning process to ensure the risk of surface water flooding is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.				
In Green Belt?	Yes				
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration				
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, aerial imagery for the site indicates the presence of unknown heaps associated with Sunlight Soft Drinks distribution centre within the north-east of the site and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, considered to be a potential source of contamination with the potential to impact the site. Furthermore, the site is located within a radon affected area with a radon potential band of 3-5%, requiring the adoption of basic radon protective measures for new developments.				
Agricultural land quality grade	3				
Existing use	Agriculture and farm buildings				
Neighbouring land use:					
	Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x	x	x		x
Conclusion on potential land use based on neighbouring uses	Mixed use				
Potential for mix of housing types-conclusion	Scale of site is large enough to support full range of housing types highlighted as needed through the SHMA, from 1 bed to 4+ bed, as well as specialist housing, e.g. for older people.				
Heritage assets	The site is located on agricultural land to the west of Warners End in Hemel Hempstead and is currently in mixed agricultural and light industrial use. The closest designated asset is the Grade II listed Boxted Dairy Farmhouse (NHLE 1078115) approx. 600m to the north but this and the listed buildings on either side of Little Heath Lane approx. 1km to the west are sufficiently distant and screened from the asset for there to be no impact from development on the site.				

Site Number: 62 **Site Name: Fields End Farm**

Landscape and Visual Impact	The site is not within the Chilterns AONB would be unlikely to impact the setting of the Chilterns AONB as a result of distance and intervening features. The site is within LCA 120 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The site is on an elevated plateau and comprises a farm and several small fields, with multiple farm buildings. The southern edge of the site consists of a tree belt. Hemel Hempstead is to the east of the site, separated by woodland belts. Overall, the site is judged to perform reasonably on this criterion but with minor constraints as a result of the buildings on site, with constraints of the elevated landform, the relationship to the settlement pattern, and tree belts along the southern edge of the site.
Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The direct surrounding area performs poorly in all workplace statistics, has low employment numbers and a small proportion of this employment is within knowledge-intensive sectors. The area is mainly residential units within Warners End, with few businesses attracted to the area. The few workers that work at these businesses tend to live fairly close to their place of work and travel sustainably as they most likely live in the nearby residential units. Hemel Hempstead is identified as a "place where development will be concentrated" and the focus for jobs. However, this site is on the outskirts of Hemel Hempstead, and is actually closer to the village of Potten End than the town centre. Therefore, the site has major constraints to economic development as the area does not attract employers and therefore, it will not share any benefits with local businesses.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The site would be adjacent to the settlement boundary due to the housing allocation between it and the settlement edge. Site has potential to be consistent with the character and history of Hemel Hempstead as a greenfield post-war new town.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	The site would extend beyond the existing strong defensible boundaries of mature trees on the eastern edge of Hemel Hempstead but in itself has defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Performs particularly poorly in Green Belt terms and also has significant other constraints, most notably transport. However, the site is considered potentially suitable for allocation with major constraints, to recognise the site's reasonable performance on other criteria and its development potential based on location adjacent to an allocated site, the settlement edge and Site 63.
Overall site conclusion- final rating	Potentially suitable for allocation with major constraints.



LEGEND	
▭	Site Boundary
▭	Dacorum District Boundary



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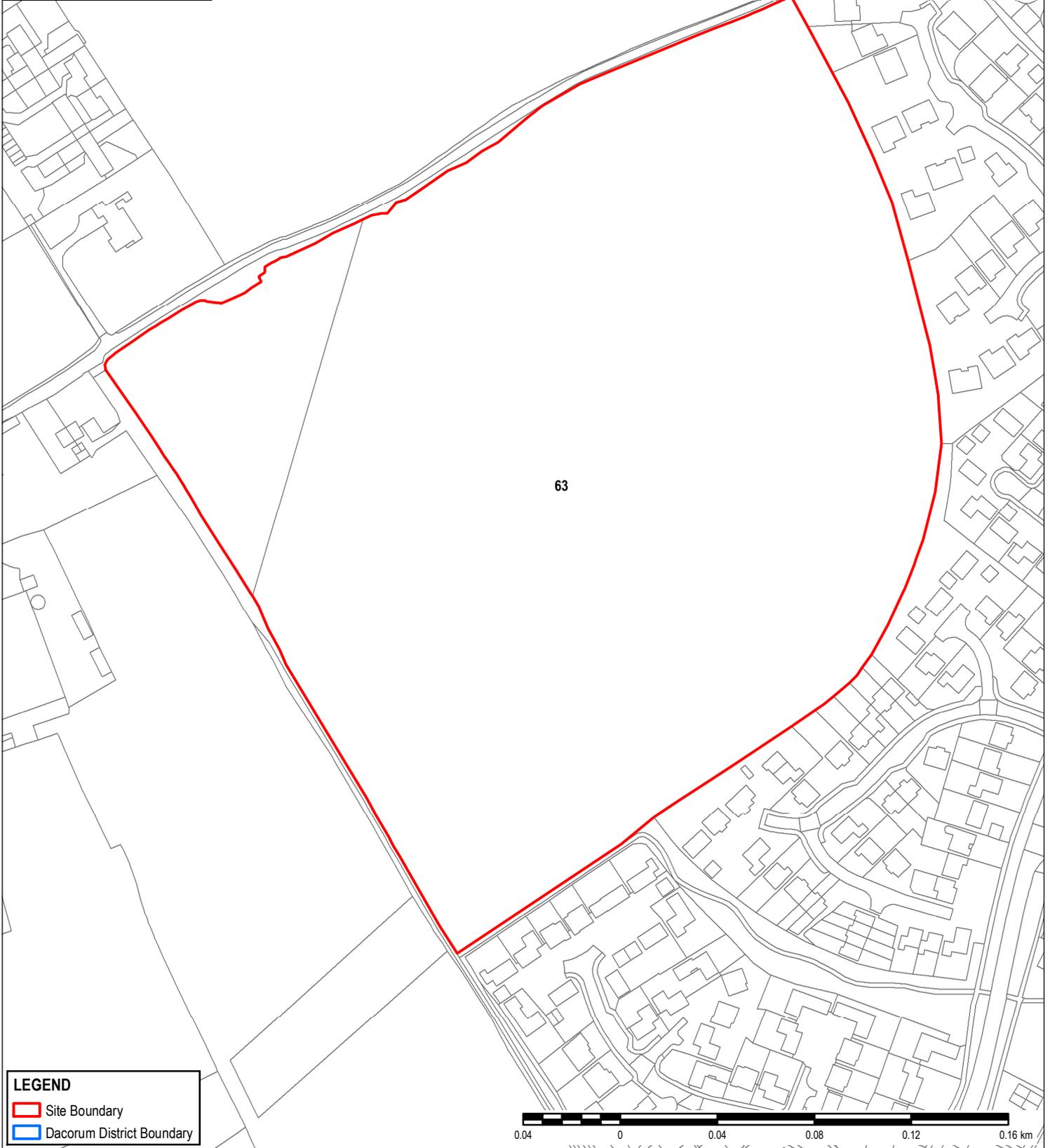
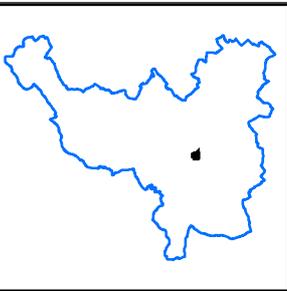
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SITE 62		FIGURE 40		1

Site Number: 63 **Site Name: Fields End Lane**

Settlement	Hemel Hempstead				
Gross Area (ha)	8				
Net Developable Area (ha)	6.4				
Current Use (Greenfield / Brownfield / Mixture)	Greenfield				
Proposed Use	Residential				
Design Case Study	F				
Gross Density (dph)	25				
Net Density (dph)	33.5				
Gross dwelling Capacity (dwellings)	200				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site has frontage onto Fields End Lane. However, this is considered not suitable for access as it is narrow with no footpaths. Although the road could be widened along the site frontage this could not be extended to the nearest main road (Boxted Road) due to land constraints. The site is within reasonable distance of local facilities and public transport. The site lies adjacent to Site 62 'Fields End Farm', which lies adjacent to Local Allocation 'LA3: West Hemel Hempstead', which is proposed to be accessed from Long Chaulden and The Avenue. If developed as a further extension to LA3 then access issues could be overcome, and the site would benefit from access to proposed local centre, Primary school and new bus route serving the LA3 site.				
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.				
In Green Belt?	Yes				
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration.				
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, aerial imagery for the site indicates the presence of unknown heaps associated with Sunlight Soft Drinks distribution centre adjacent to the west, and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, considered to be a potential source of contamination with the potential to impact the site. Furthermore, the site is located within a radon affected area with a radon potential band of 3-5%, requiring the adoption of basic radon protective measures for new developments.				
Agricultural land quality grade	3				
Existing use	Agriculture				
Neighbouring land use:					
	Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x	x	x		x
Conclusion on potential land use based on neighbouring uses	Residential/mixed use				
Potential for mix of housing types-conclusion	Scale of site is large enough to support full range of housing types highlighted as needed through the SHMA, from 1 bed to 4+ bed, as well as specialist housing, e.g. for older people.				
Heritage assets	The site is located immediately to the east of Fields End Farm. While it is approx. 450m from the Grade II listed Botted Dairy Farmhouse (NHLE 1078115) it is screened from the asset by a 30m wide strip of woodland. It is screened from the assets on Little Heath Lane in the same way as Fields End Farm.				

Site Number: 63 **Site Name: Fields End Lane**

Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB as a result of distance and intervening features. The site is within LCA 120 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The site has a gentle slope from west to east and comprises an arable field, with a triangular area of woodland in the north-western corner and a woodland belt along the southern and eastern edges. There is a well-defined settlement edge to the east of the site reinforced by the woodland belt, to which the southern and eastern edges of the site align. There is outlying development to the west and north-west of the site forming Fields End. The Chilterns Way long distance recreational trail passes the western boundary of the site and a local footpath crosses the south-west edge of the site. Overall, the site is judged to perform reasonably on this criterion but with minor constraints as a result of its relationship to the settlement and the extent of woodland within the site.
Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The direct surrounding area performs poorly in all workplace statistics, has low employment numbers and a small proportion of this employment is within knowledge-intensive sectors. The area is mainly residential units within Warners End, with few businesses attracted to the area. The few workers that work at these businesses tend to live fairly close to their place of work and travel sustainably as they most likely live in the nearby residential units. Hemel Hempstead is identified as a "place where development will be concentrated" and the focus for jobs. However, this site is on the outskirts of Hemel Hempstead, and is actually closer to the village of Potten End than the town centre. Therefore, the site has major constraints to economic development as the area does not attract employers which mean any commercial development on the site are unlikely to not share any benefits with nor benefit from local businesses.
Environmental designations	Small area of TPOs on the site.
Spatial Opportunities and Constraints- local character and history	The location and scale of development would have some impact on local landscape character but is consistent with the character of Hemel Hempstead as a greenfield post-war new town.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Developing the site would breach the existing strong defensible boundary of mature trees on the north-western edge of Hemel Hempstead, but the site itself has hedgerows and woodland as defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Performs particularly poorly in Green Belt terms and also has significant other constraints, most notably transport. However, the site is considered potentially suitable for allocation with major constraints, to recognise its reasonable performance on other criteria and its development potential based on its location adjacent to an allocated site, the settlement edge and Site 62.
Overall site conclusion- final rating	Potentially suitable for allocation with major constraints.



LEGEND	
	Site Boundary
	Dacorum District Boundary



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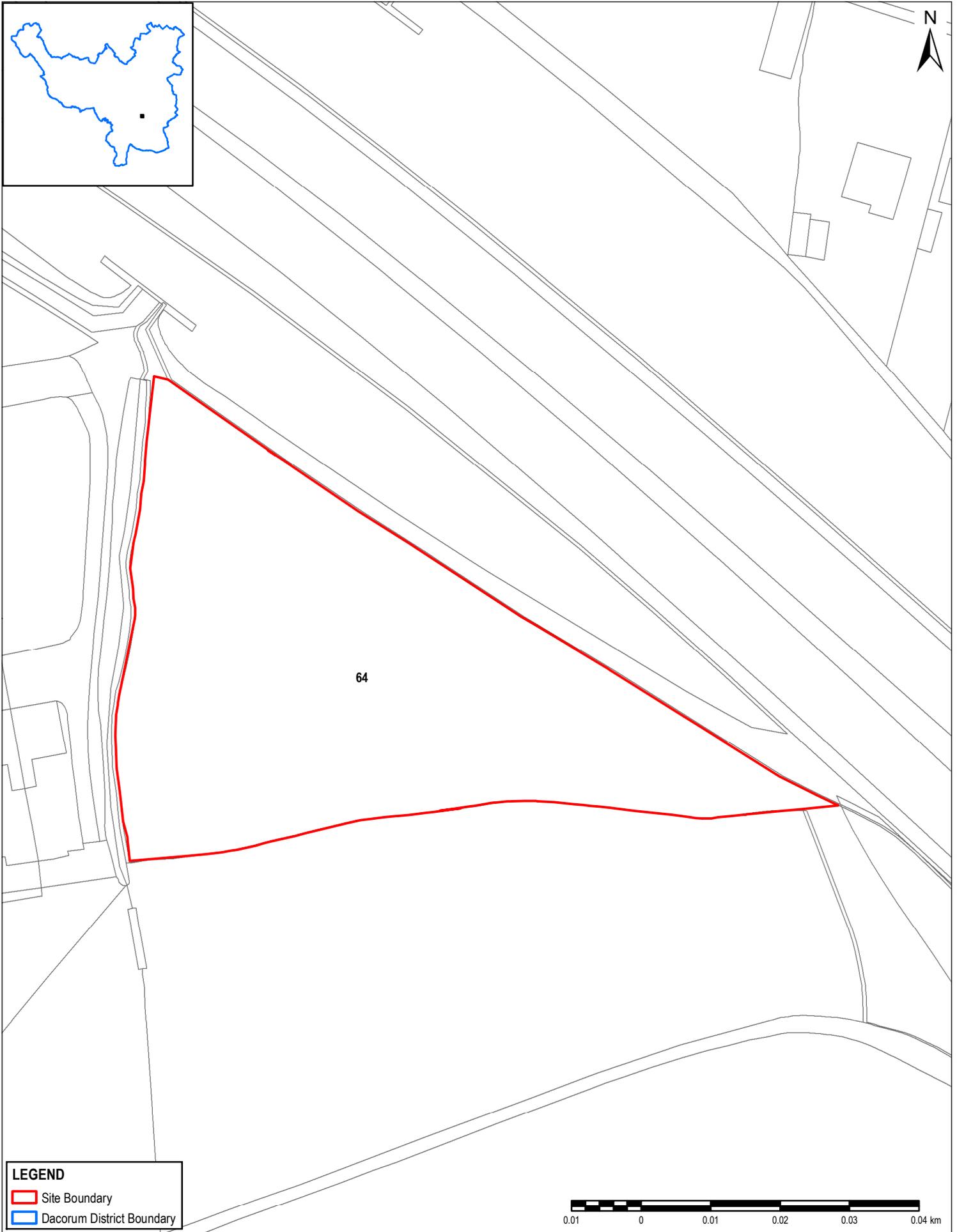
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Drawing Number		Rev		
SITE 63		1		
FIGURE 41		<small>THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.</small>		

Site Number: 64 Site Name: Hendelayk, Roughdown, Villas Road

Settlement	Hemel Hempstead
Gross Area (ha)	0.34
Net Developable Area (ha)	0.27
Current Use (Greenfield / Brownfield / Mixture)	Greenfield
Proposed Use	Residential
Design Case Study	n/a
Gross Density (dph)	n/a
Net Density (dph)	n/a
Gross dwelling Capacity (dwellings)	n/a
Employment floorspace capacity (sq. m, net)	n/a
Transport conclusion	The site is accessible from Roughdown Villas Road. However, this is narrow and has no footpaths. The site has good access to public transport and reasonable access to local facilities.
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. However there are recorded incidents of flooding recorded by Dacorum BC and Hertfordshire CC. This information should be reviewed during the site planning process.
In Green Belt?	Yes
Green Belt Review Overall Conclusions	Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt - consider part of the sub-area further.
Geo-environmental conclusions	The site is underlain by a Principal Aquifer associated with the Holywell Nodular Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, Hemel Hempstead Rail Line and Station is located approximately 70m north-east of the site, which is considered to be a potential source of contamination with the potential to impact the site.
Agricultural land quality grade	Urban
Existing use	Woodland
Neighbouring land use:	
Housing	Industrial
Agricultural	Social infrastructure
Other services	
x	
Conclusion on potential land use based on neighbouring uses	Residential
Potential for mix of housing types-conclusion	Small scale of site suggests most suitable for 1-2 bed dwellings
Heritage assets-conclusion	A small triangular plot to the south of the A41 now covered by woodland. The plot is located immediately to the east of eight semi-detached mid-19th century villas listed Grade II as one listing, Roughdown Villas (NHLE 1251124). Development without mitigation in the form of screening would have an impact on the assets and would potentially impact on the Grade II listed Wilton Lodge (NHLE 1078124) approx. 100m to the south west. The northwest corner of the plot extends slightly into the area of archaeological potential of DAC_35, which is centred on the scheduled Boxmoor Roman Villa (NHLE 1015488) 400m to the west. Due to the distance separating the plot from the Roman Villa, the potential for archaeological remains relating to the scheduled monument to be located within the plot is considered low and would therefore not form a significance constraint. The area of archaeological potential, however, would likely require further investigation.

Site Number: 64 **Site Name: Hendelayk, Roughdown, Villas Road**

Landscape and visual impact- conclusion	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 118 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is located between houses along Villas Road, Roughdown Common and the A41. The site covers a small area of woodland which is perceived as part of the woodland extending across Roughdown Common. The two areas of woodland form part of a Local Wildlife Site. The site is not publicly accessible although the Chiltern Way long distance recreational trail passes the western boundary of the site. Overall, the site is judged to be potentially suitable with major constraints as a result of its extensive woodland cover, Local Wildlife Site designation, and perceived relationship with Roughdown Common.
Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential- assessment conclusion	0
Environmental designations- Conclusion	310m from Roughdown Common SSSI. Roughdown Common SSSI designated for calcareous grassland. Given distance of site unlikely to have any impacts on nature of the SSSI. The woodland forms part of a larger Local Wildlife Site that extends south of the site..Dust deposition generally occurs within 50m of generation even without mitigation and atmospheric NOx impacts of vehicle exhausts will generally be negligible beyond 200m. The SSSI may be subject to an increase in recreational pressure as a result of development as the SSSI is easily accessible from the site by public footpaths, however the current SSSI condition assessment for Roughdown Common is 'favourable' which suggests the SSSI is being adequately conserved and is meeting its 'objectives'. Impacts are dependant on the size of the development.
Spatial Opportunities and Constraints- local character and history	The proposed development would be in keeping with the existing settlement pattern but local character would be significantly impacted through loss of woodland.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Strong defensible boundaries with the A41 to the west of the site.
Noise and pollution- bad neighbour uses?	Adjacent to the A41.
Overall site conclusion- comments	The site is considered not suitable for allocation, despite favourable performance on some criteria, because its entire area is covered by woodland which is designated as a Local Wildlife Site. This is a fundamental constraint.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND

- Site Boundary
- Dacorum District Boundary



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SITE 64		FIGURE 42		

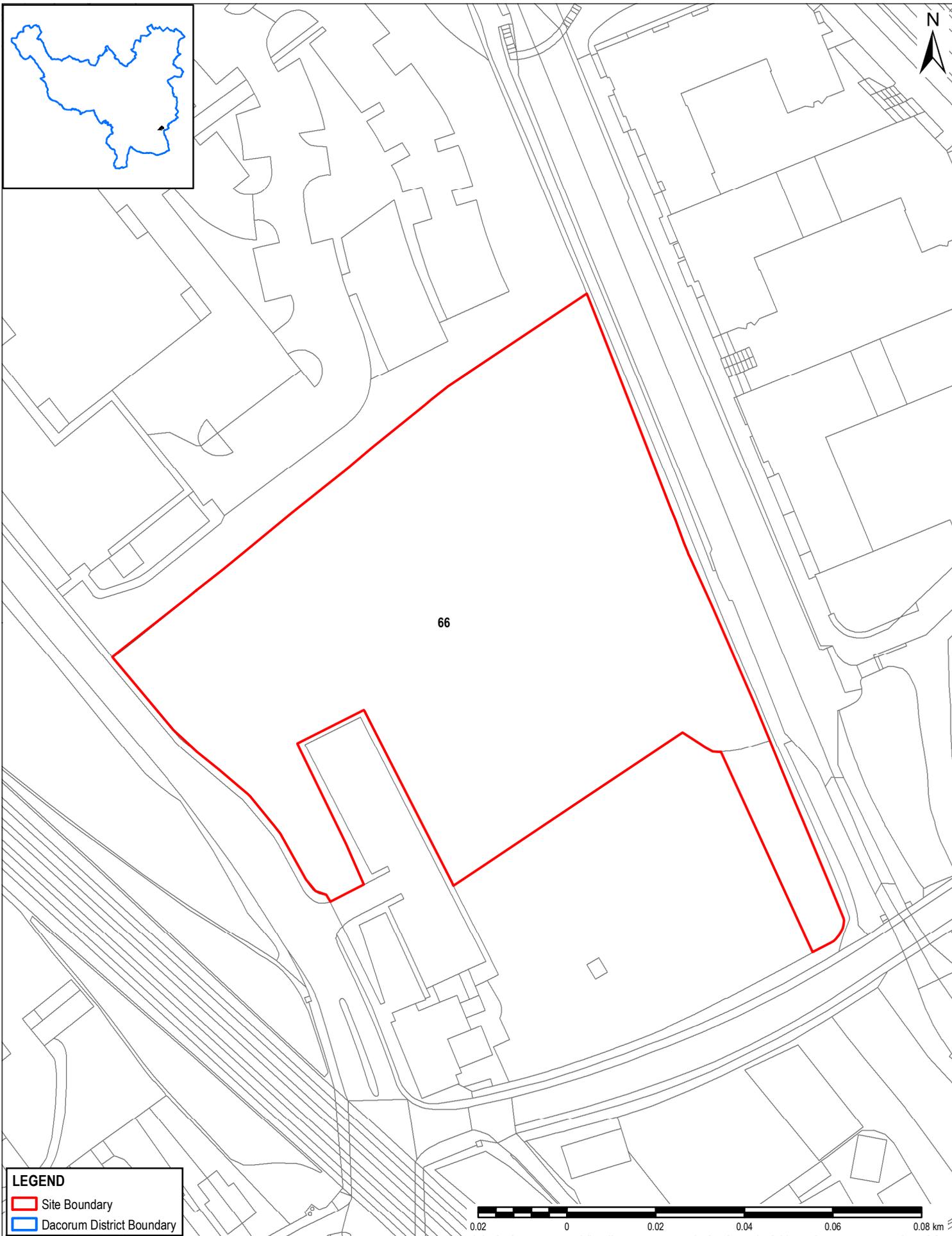
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Site Number: 66 **Site Name: Land adj. Red Lion**

Settlement	Hemel Hempstead			
Gross Area (ha)	1.06			
Net Developable Area (ha)	0.85			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential (note: would also be potentially suitable for employment use)			
Design Case Study	D			
Gross Density (dph)	29			
Net Density (dph)	40.5			
Gross dwelling Capacity (dwellings)	31			
Employment floorspace capacity (sq. m, net)				
Transport conclusion	The site is accessible from the local road network (London Road); good access to public transport and local facilities.			
Flooding conclusion	The River Bulbourne flows along the eastern edge of the site. The site is within Flood Zone 2 Medium Probability of fluvial flooding on the Flood Map for Planning and a site specific Flood Risk Assessment is required to accompany a planning application. Modelling information from the Environment Agency should be reviewed to determine whether this watercourse has been modelled and if not, modelling may need to be undertaken to determine whether there is a risk that could impact the site, including an allowance for climate change. The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. The site is shown to be at residual risk of reservoir flooding. This should be investigated further as part of a site specific Flood Risk Assessment.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Holywell Nodular Chalk Formation and New Pit Chalk Formation, Chalk Rock Member and the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, the site is located within the Hertfordshire Mineral Consultation Area for sand and gravel resources. Furthermore, rail infrastructure is located approximately 50m south-west of the site, which is considered to be a potential source of contamination with the potential to impact the site.			
Agricultural land quality grade	3			
Existing use	Open Space			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x			x
Conclusion on potential land use based on neighbouring uses	Residential, mixed use or employment			
Potential for mix of housing types-conclusion	Scale of site is large enough to support full range of housing types highlighted as needed through the SHMA, from 1 bed to 4+ bed, as well as specialist housing, e.g. for older people			
Heritage assets	The site is located to the north of the Grade II listed Red Lion Public House (NHLE 1174036). The asset has lost a lot of its setting due to the railway bridge just 12m to the south west. Development with screening would not impact the asset unduly.			

Site Number: 66 **Site Name: Land adj. Red Lion**

Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 8 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The site is flat and comprises an area of rough grassland and woodland adjacent to the Grand Union Canal. The Grand Union Canal Walk long distance recreational trail passes the eastern boundary of the site. The site is set within the residential and commercial settlement pattern concentrated around the junction of the A4251, Red Lion Lane and railway line. Overall, the site is judged to perform well on this criterion as a result of the flat landform and relationship to settlement.
Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	50% least deprived
Economic development potential	The area where the site is located, to the south of Hemel Hempstead near Apsley Station, contains a good concentration of businesses with a very well-qualified labour force that are in high-level occupations. This concentration of businesses suggests the site is able to attract to employers. The good-quality workforce travelling to this location is further evidence of this and a major benefit to potential employers. The nearby Apsley train station provides access via train which is considered crucial by some employers to attract the desired workforce, and the station provides direct access to London Euston. The site also has very good access from the local bus services. The Dacorum Employment Land Availability Assessment shows that Apsley has low vacancy compared to the rest of the Dacorum market, has access to quality housing which is attractive to those holding high-level occupations and has attracted occupiers such as Epson in the near vicinity. The proximity to other productive businesses means that this site is likely to have agglomeration benefits. The assessment identifies that Apsley provides better opportunities for future development than much of the Borough. The site therefore, has the potential for economic development with few or no constraints.
Environmental designations	The site is adjacent to a Local Wildlife Site.
Spatial Opportunities and Constraints- local character and history	Development on the site has potential to be sympathetic to local character due to limited scale.
Spatial Opportunities and Constraints- coalescence risk	Potential risk of encouraging coalescence between Hemel Hempstead and Nash Mills- southern boundary should be clearly defined and defensible.
Spatial Opportunities and Constraints- defensible boundary potential	The site would be within the existing defensible boundaries of Hemel Hempstead.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site considered suitable for residential or employment use. While its existing contribution to Green Belt purposes is strong, it performs sufficiently well on other criteria to enable it to be considered potentially suitable for allocation with major constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with major constraints.



LEGEND

- Site Boundary
- Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 66

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
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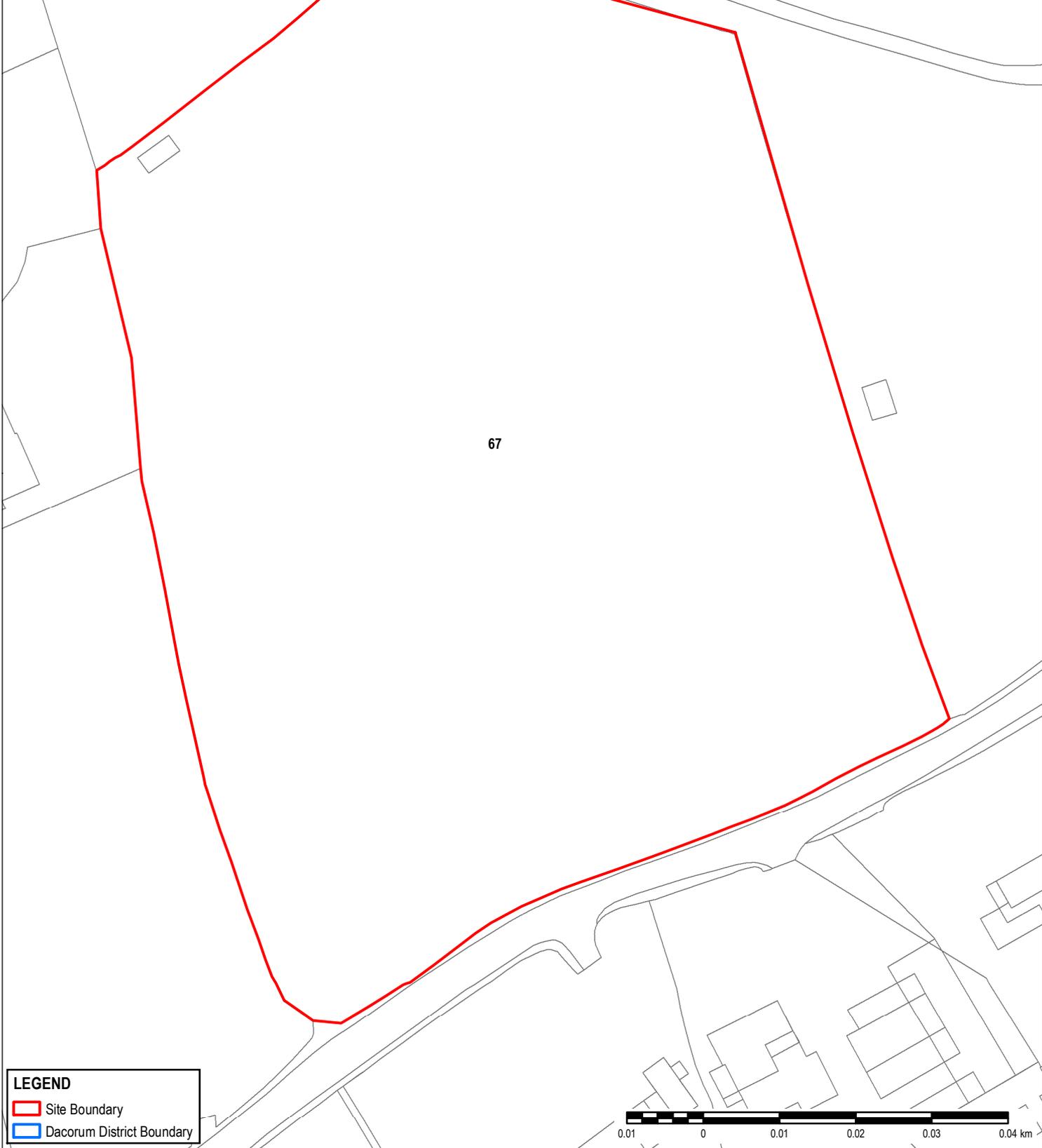
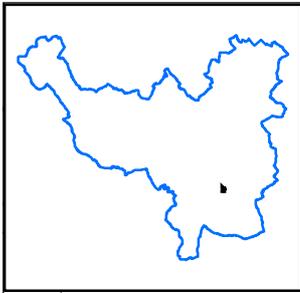
File Name: \\ukb06pjs001\UKLON06\FPSW001-V\DP\Library\GIS_DATA\Projects\Dacorum\6.3\Layout\200107_Dacorum_WebGIS_DDP_Porrait_IndividualSites.mxd

Site Number: 67 **Site Name: Land adj. to Oakwood, Sheethanger Lane**

Settlement	Hemel Hempstead				
Gross Area (ha)	1.07				
Net Developable Area (ha)	0.85				
Current Use (Greenfield / Brownfield / Mixture)	Greenfield				
Proposed Use	Residential				
Design Case Study	n/a				
Gross Density (dph)	n/a				
Net Density (dph)	n/a				
Gross dwelling Capacity (dwellings)	n/a				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site has frontage onto Featherbed Lane and The Drive, which leads off it. However, it appears that the required visibility cannot be achieved; the site has no pedestrian access; there are no local facilities and no access to public transport.. No evidence that access could be provided from Sheethanger Lane as there is a privately-owned house between it and the site.				
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.				
In Green Belt?	Yes				
Green Belt Review Overall Conclusions	Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt - consider part of the sub-area further.				
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, an historical landfill is located approximately 150m east of the site, which is considered to be a potential source of contamination with the potential to impact the site.				
Agricultural land quality grade	3				
Existing use	Agriculture				
Neighbouring land use:					
	Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x		X		
Conclusion on potential land use based on neighbouring uses	Residential				
Potential for mix of housing types-conclusion	n/a				
Heritage assets	The site comprises a single field surrounded by hedges containing mature trees. The closest listed buildings are at Felden approx. 230m to the south west. All three assets are screened from the site by intervening vegetation and buildings.				
Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 107 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The site is situated across rising land and comprises a small field of pasture enclosed by mature hedgerows and trees. The site is bordered to the north and south by residential land use. Overall, the site is judged to perform reasonably on this criterion but with the mature trees around its boundary providing some constraints.				

Site Number: 67 Site Name: Land adj. to Oakwood, Sheethanger Lane

Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The area does attract employers, but these businesses are not in knowledge-intensive services which tend to bring a more unskilled labour force than the average for the Borough. The location of the site would suggest a better ability to attract employers with a desirable location very near to Hemel Hempstead Station. Workers do tend to live nearby to their place of work, and the train station does give workers further afield the ability to access their place of work via public transport. The Core Strategy has signalled that developments will be concentrated in Hemel Hempstead; however, the main concentration of businesses is in the town centre rather than around the train station. Therefore, the site does have potential for development, but analysis suggests that the access via train has not been a major advantage as one may expect. The Dacorum Employment Land Availability Assessment highlights that the train station not being located in the town centre is a weakness for Hemel Hempstead making it less attractive for employers in general.
Environmental designations	Site has one small TPO on it.
Spatial Opportunities and Constraints- local character and history	Proposed location and scale of the development would be sympathetic to local character and history.
Spatial Opportunities and Constraints- coalescence risk	Development on the site would reinforce the settlement pattern of Felden by linking two groups of properties.
Spatial Opportunities and Constraints- defensible boundary potential	The site has existing strong defensible boundaries on all sites (mature vegetation)
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Traffic safety and access issues appear to be a fundamental constraint to development, and site is in Green Belt, though is away from the AONB and its setting. On the basis of the traffic and access issues, site is considered unsuitable for allocation.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND	
	Site Boundary
	Dacorum District Boundary



Project Title/Drawing Title		Client		AECOM Aldgate Tower 2 Leman Street London, E1 8FA United Kingdom T +44-0207-645-2000 aecom.com	
DACORUM SITE ASSESSMENT STUDY		DACORUM BOROUGH COUNCIL			
Drawn	Checked	Approved			
LL	AD	JH			
Date	Scale @ A4	Purpose of Issue			
07/01/2020	1:700	DRAFT			
Drawing Number		Rev			
SITE 67		1	<small>THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.</small>		
FIGURE 44					

File Name: \\ukb06pips001\UKLON\06PFPSW001-V\DP\Library\GIS_DATA\Projects\Dacorum6.3\Layout\200107_Dacorum_WebGIS_DDP_Portrait_IndividualSites.mxd

Site Number: 69 **Site Name: Land at Piccotts End**

Settlement	Hemel Hempstead				
Gross Area (ha)	27.04				
Net Developable Area (ha)	21.63				
Current Use (Greenfield / Brownfield / Mixture)	Greenfield				
Proposed Use	Residential				
Design Case Study	n/a				
Gross Density (dph)	n/a				
Net Density (dph)	n/a				
Gross dwelling Capacity (dwellings)	n/a				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site is accessible from the local road network (B440); limited access to public transport and local facilities.				
Flooding conclusion	The site is shown to be susceptible to surface water flooding and there are at least two large flow routes through the site which are likely to be associated with small watercourses. Modelling of these watercourses will be required to determine the risk of flooding across the site including an allowance for climate change and the constraints on location of future development. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.				
In Green Belt?	Yes				
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration.				
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, Chalk Rock Member and the Holywell Nodular Chalk Formation and New Pit Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, JMS Auto (used car dealership) is located adjacent to the north-east of the site, which may be a potential source of contamination with the potential to impact the site.				
Agricultural land quality grade	3 but some Urban				
Existing use	Agriculture and some farm buildings				
Neighbouring land use:					
	Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x		X		
Conclusion on potential land use based on neighbouring uses	Residential				
Potential for mix of housing types- conclusion	n/a				

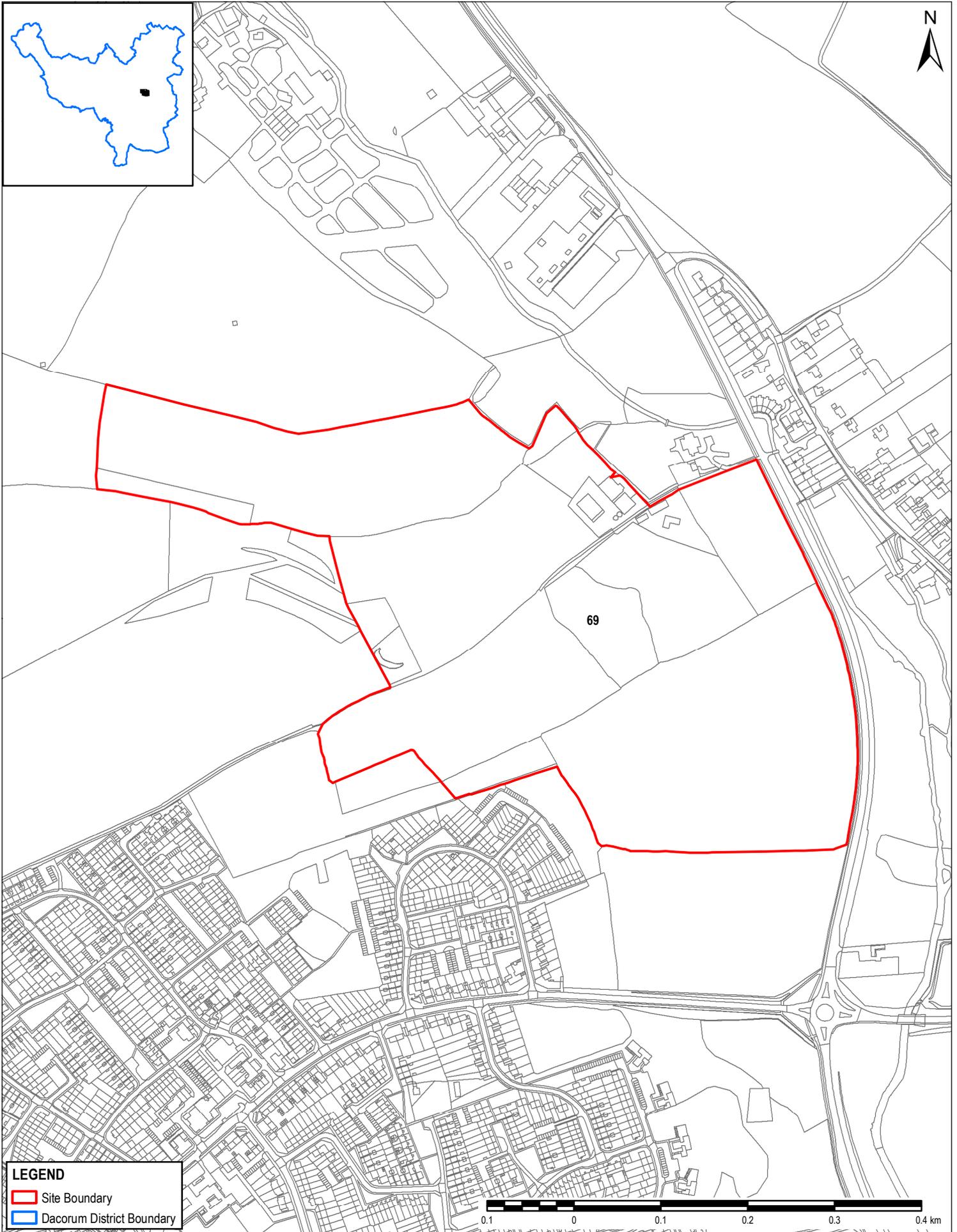
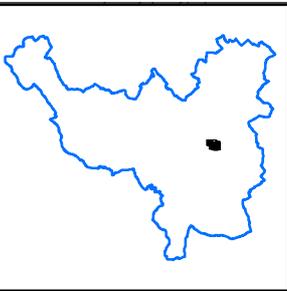
Site Number: 69 **Site Name: Land at Piccotts End**

Heritage assets	<p>The site is located to the west of the B440 Leighton Buzzard Road and its eastern boundary is screened from the village of Piccotts End and the Piccotts End Conservation Area by the vegetation put in place to screen the road from the village. The site rises steeply to the west from approx. 95m AOD on its eastern border with the B440 to approx. 135m AOD on its western border with Warner's End Wood. Development on the site would effectively bring the boundary of the suburb of Gadebridge to within a few metres of the conservation area. The conservation area comprises not just the historic core of the village but also the valley of the River Gade to the east and there are good views into the conservation area from the site and vice versa. Development on the site will therefore be visible from within the conservation area including from locations of listed buildings. This connection of the once isolated village of Piccotts End to the northern suburbs of Hemel Hempstead will result in a loss of significance both to the conservation area and to the designated built heritage assets within it.</p> <p>The southern section of the site lies within DAC_34, an area of archaeological significance centred on the scheduled monument of Gadebridge Roman villa (NHLE 1015577). The site shares its southern boundary with the northern edge of the scheduled monument. Any development within this site is likely to impact on the setting of the monument. The site is also located 100m west of the area of archaeological significance of DAC_59. The site lies within the setting of a scheduled monument and its close proximity to it indicated that there is a high potential for related remains to be located within the site. Development within the site would likely require a programme of archaeological investigations.</p>
Landscape and Visual Impact	<p>The site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB. The site is within LCA 123 of the DLCA; the condition of the LCA is described as good and the strength of character is described as moderate. The site is situated across sloping land on the east-facing side of the River Gade valley. The site comprises areas of woodland and fields of pasture interspersed by mature hedgerows and belts of mature trees. There are several farm buildings in the north of the site at Piccotts End Farm. Woodland and tree cover separate the site from the settlement pattern to the south-west (Gadebridge neighbourhood). As a result the site has a stronger relationship with the river valley than the nearby existing housing to the south-west. The site will potentially impact on the setting of the AONB. Overall, the site is judged to perform poorly on this criterion as a result of its relationship with the river valley, visual separation from the settlement pattern to the south-west, the sloping landform and woodland cover.</p>
Regeneration potential- indices of Multiple Deprivation score	50% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	50% most deprived
Economic development potential	<p>The area around is site is not recognised as a main destination for office or industrial space. Much of the employment in the surrounding area is focussed on within education as it is mainly a residential area with a number of schools close by. However, there are a few businesses attracted to the area that have workers with good qualifications and holding fairly high occupations. The Core Strategy identifies Hemel Hempstead as the focus for developments and jobs. However, this is largely within the town centre and the Maylands Business Park to the east. This site does is not well connected via train or the local bus network which means that it is difficult to attract the desirable employers. Therefore, there are major constraints that need to be overcome before employment development can occur.</p>
Environmental designations	<p>Small area of a Local Wildlife Site within the southern boundary. Adjacent to an additional Local Wildlife Site as well. Further details required for the LWS designation due to potential loss of sections of the LWS. Require details on the proportion of LW S that will be lost. If greater than 10% would result in a major adverse impact which would need to be mitigated for if site is allocated.</p>
Spatial Opportunities and Constraints- local character and history	<p>The location and scale of development would have the potential to be less sympathetic to local character as it would be significantly disproportionate with the scale of nearby Piccotts End- an issue that remains the case even if the site were considered an urban extension to Hemel Hempstead itself.</p>
Spatial Opportunities and Constraints- coalescence risk	Risk of coalescence with Piccotts End and Hemel Hempstead.
Spatial Opportunities and Constraints- defensible boundary potential	<p>The site itself has hedgerows as defensible boundaries, but breaches the existing woodland used as a boundary to Hemel Hempstead in this location.</p>
Noise and pollution- bad neighbour uses?	Adjacent to the B440 Leighton Buzzard Road.

Site Number: 69 **Site Name: Land at Piccotts End**

Overall site conclusion- comments	Site has significant constraints on a number of important criteria including existing contribution to Green Belt purposes, landscape, heritage (particularly in terms of impact on setting of heritage assets at Piccotts End), AONB setting and coalescence. Performance on environmental designations and flooding is also of concern. As such, site is considered unsuitable for allocation.
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Overall site conclusion- final rating	Unsuitable for allocation.
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LEGEND

- Site Boundary
- Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 69

Client DACORUM BOROUGH COUNCIL			AECOM Aldgate Tower 2 Leman Street London, E1 8FA United Kingdom T +44-0207-645-2000 aecom.com
Drawn LL	Checked AD	Approved JH	
Date 07/01/2020	Scale @ A4 1:5,600	Purpose of Issue DRAFT	
Drawing Number FIGURE 45		Rev 1	
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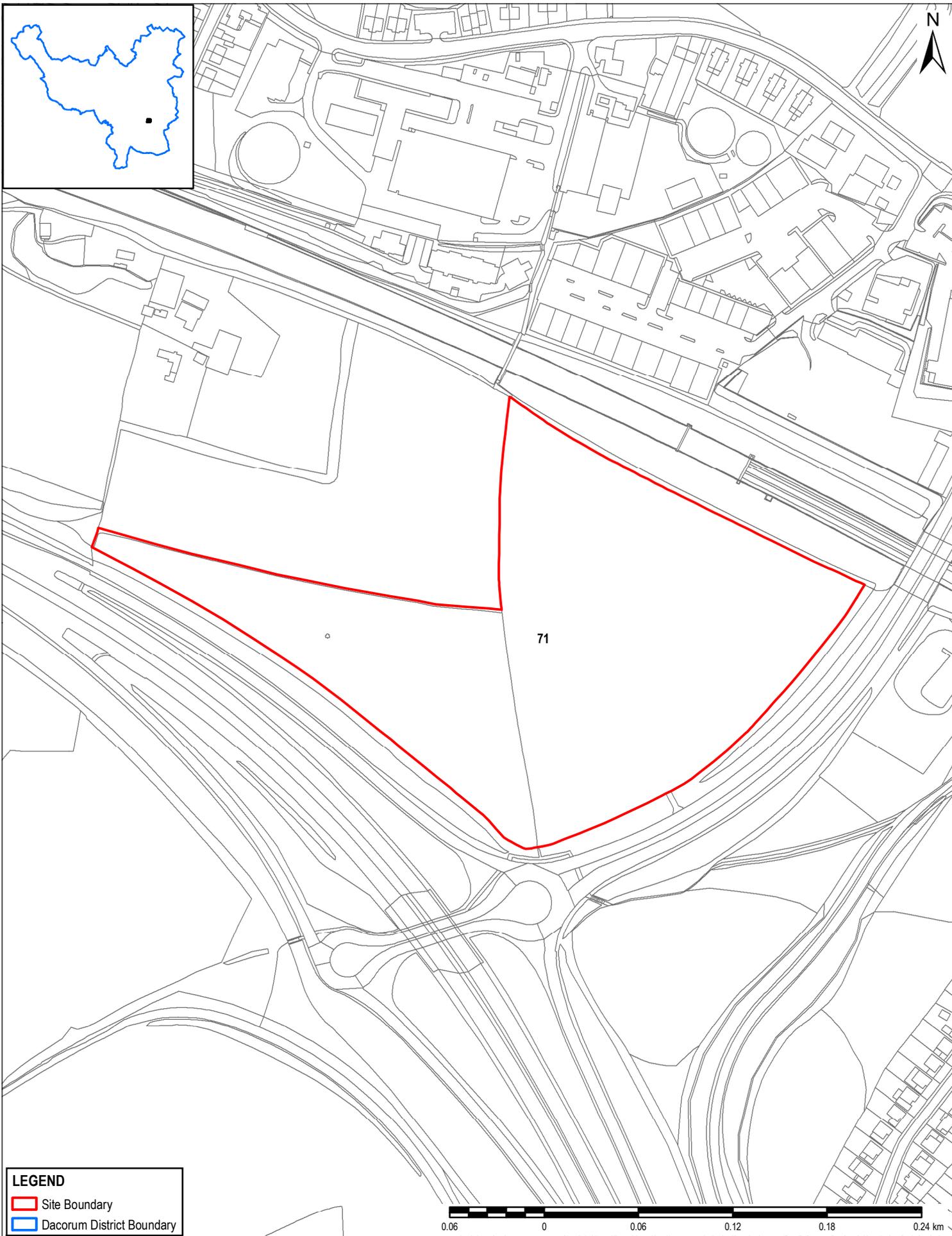
File Name: \\ukb06pips001\UKLON06PFPSW001-V\DP\Library\GIS_DATA\Projects\Dacorum\3\Layout\200107_Dacorum_WebGIS_DDP_Portrait_IndividualSites.mxd

Site Number: 71 **Site Name: Land East of A41 at Felden**

Settlement	Hemel Hempstead			
Gross Area (ha)	5.61			
Net Developable Area (ha)	4.49			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Employment			
Design Case Study	n/a			
Gross Density (dph)	n/a			
Net Density (dph)	n/a			
Gross dwelling Capacity (dwellings)	n/a			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site has frontage onto the A41 southbound off-slip and the A414 dual carriageway. While access from the A414 is technically feasible, there is concern whether a new access on this busy route and in this location would be supported by the highway authority, without a more detailed assessment of access options. The concern will be (i) the principle of a new junction on this major route through the town, and (ii) the potential impact on the A41 and A4251/A414 junctions of any queuing that would occur at the new junction. There is also no existing pedestrian/cycle access to the site, and narrow verges to the north may restrict provision of a new route into Hemel Hempstead.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt - consider part of the sub-area further.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Holywell Nodular Chalk Formation and New Pit Chalk Formation, Chalk Rock Member and the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, rail infrastructure is located adjacent to the north-east of the site, which is considered to be a potential source of contamination with the potential to impact the site. Furthermore, an historic landfill is located within 50 and 250m south-west of the site, which is considered to be a potential source of contamination with the potential to impact to the site.			
Agricultural land quality grade	3			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
X				
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	n/a			
Heritage assets	The site is bounded to the north by the railway line, to the east by Two Waters Way and to the south by the A41. The closest designated asset is almost 300m from the site and all assets are screened from the site by the roads and railway, and the screening that surrounds them.			

Site Number: 71 **Site Name: Land East of A41 at Felden**

Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 118 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is on sloping land that falls broadly from west to east and comprises two fields in use as pasture with vegetated field boundaries. The site is located between the A41, A414 and West Coast Main Line, and as such is physically separated from other agricultural land uses. A public footpath passes through the site. Overall, the site is judged to perform reasonably on this criterion with the boundary vegetation and footpath considered minor constraints.
Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The area contains a large concentration of employers however; workers do not tend to hold high-level occupations. However, the location is a major benefit for this site which is very accessible by most forms of transport. The site has good access to Hemel Hempstead Train Station, is accessible by the local bus network and is located in the close vicinity to the Two Waters A41 Junction. This accessibility makes the site a very attractive to potential employers. In addition, the nearby housing to the south-east means those workers tend to live nearby to this site, whilst the transport links allow sustainable modes of transport. Hemel Hempstead is a focus for developments and jobs, and this site is an opportunity to grow the area near to the station.
Environmental designations	Adjacent to Roughdown Common SSSI. Roughdown Common SSSI designated for calcareous grassland. The SSSI is currently in a favourable condition which means that the SSSI's habitats and features are in a healthy state and are being conserved by appropriate management. Dust deposition generally occurs within 50m of generation even without mitigation and atmospheric NOx impacts of vehicle exhausts will generally be negligible beyond 200m. The SSSI may be subject to an increase in recreational pressure as a result of development as the SSSI is easily accessible from the site by public footpaths. Given the close proximity of the site there is potential for adverse impact to the SSSI during construction and after as it is within the SSSI Impact Risk Zone. Government agencies, councils and other public bodies need to request permission from Natural England for activities that could damage SSSIs. Best practice measures to control noise, dust and pollution as a consequence of Site clearance and development works would be required.
Spatial Opportunities and Constraints- local character and history	The location is separated from the rest of Hemel Hempstead by A-roads and a railway line so could erode local landscape character.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Strong defensible boundaries- Two Waters Road, hedgerows and the railway tracks.
Noise and pollution- bad neighbour uses?	Adjacent to a railway line, the A41 and A414.
Overall site conclusion- comments	Traffic access issues appear to be a fundamental constraint to development in both residential and employment terms. Whilst a solution is technically feasible, the principle of provision of a new junction in this location would have to be agreed with the highway authority, with the onus being on the site promoter/developer to demonstrate an access solution that is acceptable. Site performs reasonably well in Green Belt terms and is away from AONB and its setting. Were constraints to be mitigated, site considered more suitable for employment than for residential use.
Overall site conclusion- final rating	Unsuitable for allocation



LEGEND	
	Site Boundary
	Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 71

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:3,100	Purpose of Issue DRAFT
Drawing Number FIGURE 46		Rev 1

Client
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Aldgate Tower
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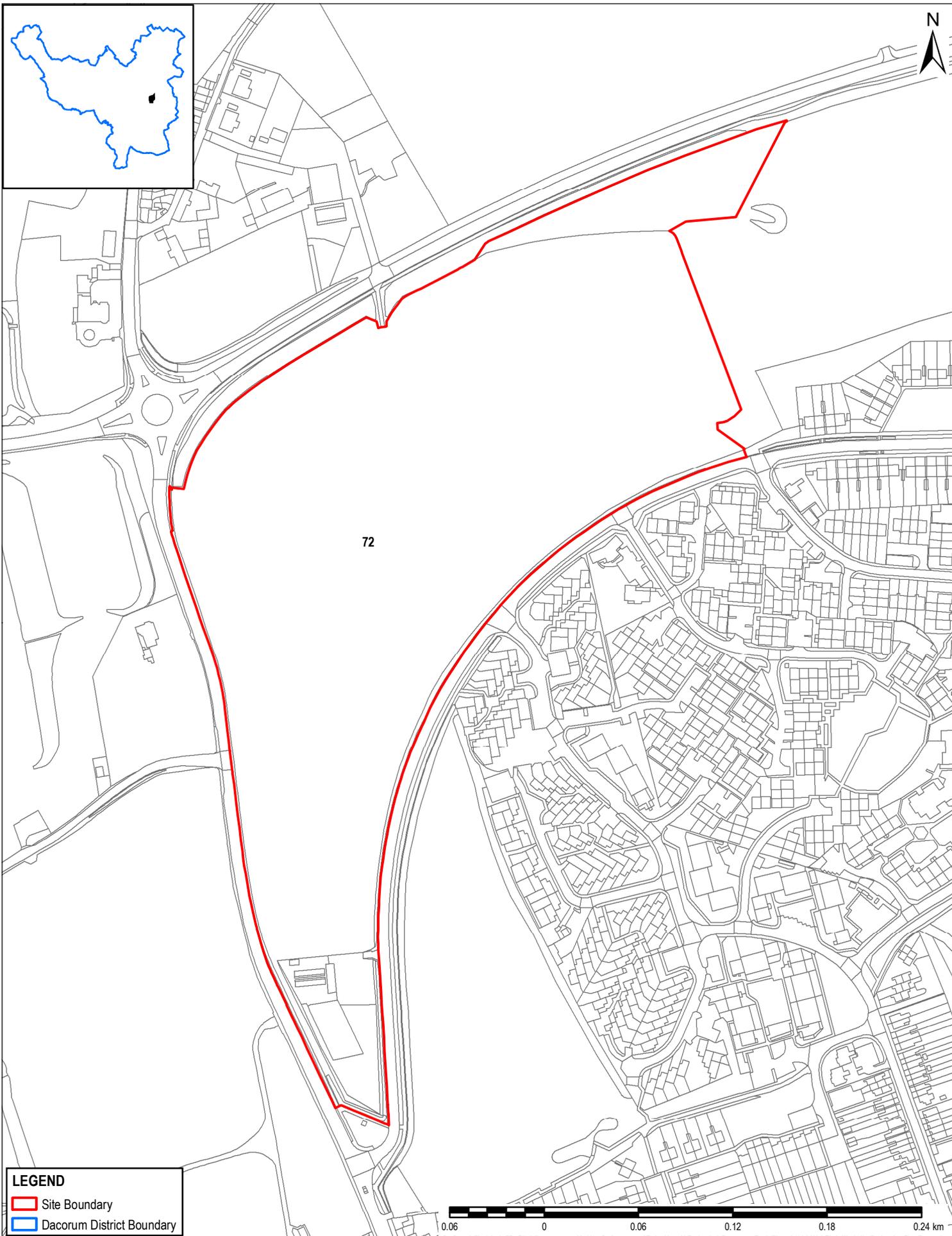
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Site Number: 72/72a Site Name: Land south of Link Road / west of Fletcher Way

Settlement	Hemel Hempstead				
Gross Area (ha)	9.61 (reduced site 72a: 5.75)				
Net Developable Area (ha)	7.69 (site 72a: 4.6)				
Current Use (Greenfield / Brownfield / Mixture)	Mixture				
Proposed Use	Residential				
Design Case Study	F (applied to site 72a only)				
Gross Density (dph)	25				
Net Density (dph)	33.5				
Gross dwelling Capacity (dwellings)	144				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site is accessible from the existing road network (Fletcher Way); good access to local facilities and public transport. The site is located on the opposite side of Fletcher Way to Local Allocation 'LA2: Old Town, Hemel Hempstead'.				
Flooding conclusion	The site is shown to be susceptible to surface water flooding and has a large flowpath passing through it. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.				
In Green Belt?	Yes				
Green Belt Review Overall Conclusions	Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt - consider part of the sub-area further.				
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, Peter Campbell Cars (used car dealership) is located approximately 230m north of the site.				
Agricultural land quality grade	3				
Existing use	Agriculture and some farm buildings				
Neighbouring land use:					
	Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x		X		
Conclusion on potential land use based on neighbouring uses	Residential				
Potential for mix of housing types- conclusion	Scale of site is large enough to support full range of housing types highlighted as needed through the SHMA, from 1 bed to 4+ bed, as well as specialist housing, e.g. for older people				
Heritage assets	The site is located to the south east of the junction of the A4147 and Piccotts End Road. The southern end of the site is located at the junction of Piccotts End Road and Fletcher Way and is approx. 85m north of the northern end of Hemel Hempstead's High Street which marks the northern extent of the historic core of the town. The built up section of High Street extends for approx. 340m and contains over 50 listed buildings within the Hemel Hempstead Conservation Area. The site is screened by vegetation to varying degrees and if the screening is maintained and improved the approach to the historic core of the town can be maintained with little impact. The north-western corner of the site faces the Piccotts End Conservation Area across the junction of the A4147 and Piccotts End Road to the north-west. Screening afforded by vegetation here should be maintained to avoid changes to the setting of the Conservation Area. The site is adjacent to the area of archaeological significance of DAC_59 and may require archaeological evaluation.				

Site Number: 72/72a Site Name: Land south of Link Road / west of Fletcher Way

Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 123 of the DLCA; the condition of the LCA is described as good and the strength of character is described as moderate. The site is on sloping land that is part of the west-facing side of the River Gade valley, beyond the main settlement which is to the south of Fletcher Way. The site has a strong relationship with the river valley. There is some woodland in the north of the site, with ancient woodland beyond to the north. The fields in the south of the site are open pasture and are bordered by hedgerows and intermittent trees. The site is crossed by several public footpaths. The southern tip of the site consists of buildings and hardstanding. Overall, the site is judged to perform reasonably on this criterion but with major constraints including the relationship with the river valley, sloping landform, extent of woodland and proximity to ancient woodland, and the public footpaths.
Regeneration potential- indices of Multiple Deprivation score	50% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% most deprived
Economic development potential	The area around this site is not recognised as a destination a main destination for office or industrial space. Much of the employment in the surrounding area is focussed on within education as it is mainly a residential area with a number of schools close by. However, there are a few businesses attracted to the area that have workers with good qualifications and holding fairly high occupations. The Core Strategy identifies Hemel Hempstead as the focus for developments and jobs however; this is within the town centre and the Maylands Business Park to the east. This site does not well connected via train or the local bus network which means that it is difficult to attract the desirable employers.
Environmental designations	Adjacent to a Local Wildlife Site / Howe Grove Wood Local Nature Reserve. Site is adjacent to LWS and LNR which may result in increased recreational pressure to both. Also given close proximity may be impacted by dust deposition and atmospheric NOx impacted by dust deposition and atmospheric NOx impacts of vehicle exhausts. Best practice measures to control noise, dust and pollution as a consequence of Site clearance and development works would be required.
Spatial Opportunities and Constraints- local character and history	The scale and location of development has the potential to be sympathetic to local character and history if it did not impact on the woodland to the north of the site that has been planted to maintain the character of Piccotts End from the expansion of Hemel Hempstead.
Spatial Opportunities and Constraints- coalescence risk	Strong risk of coalescence with Piccotts End if entire site were developed- the existing woodland on the north of the site acts as a defensible boundary between Hemel Hempstead and Piccotts End.
Spatial Opportunities and Constraints- defensible boundary potential	Strong defensible boundaries created by Link Road, Fletcher Way and Piccotts End Road, framing the site, but the strongest of the boundaries on site is the woodland to the north.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site is in Green Belt, but would not impact on AONB or its setting. Existing site boundaries have significant potential to have a negative impact on coalescence between Piccotts End and Hemel Hempstead, as well as environmental impact on mature woodland. Both of these important constraints could be mitigated through definition of a new boundary, with a site known for the purposes of this study as 72a that comprises only the open land to the south of the woodland and excludes the woodland itself. Subject to this amendment, site 72a is considered potentially suitable for allocation with major constraints. Its allocation could be offset by compensatory improvements to that part of the site not allocated but remaining within the Green Belt and in the same ownership, in line with NPPF paragraph 138.
Overall site conclusion- final rating	Site 72a is potentially suitable for allocation with major constraints.



LEGEND

- ▭ Site Boundary
- ▭ Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 72

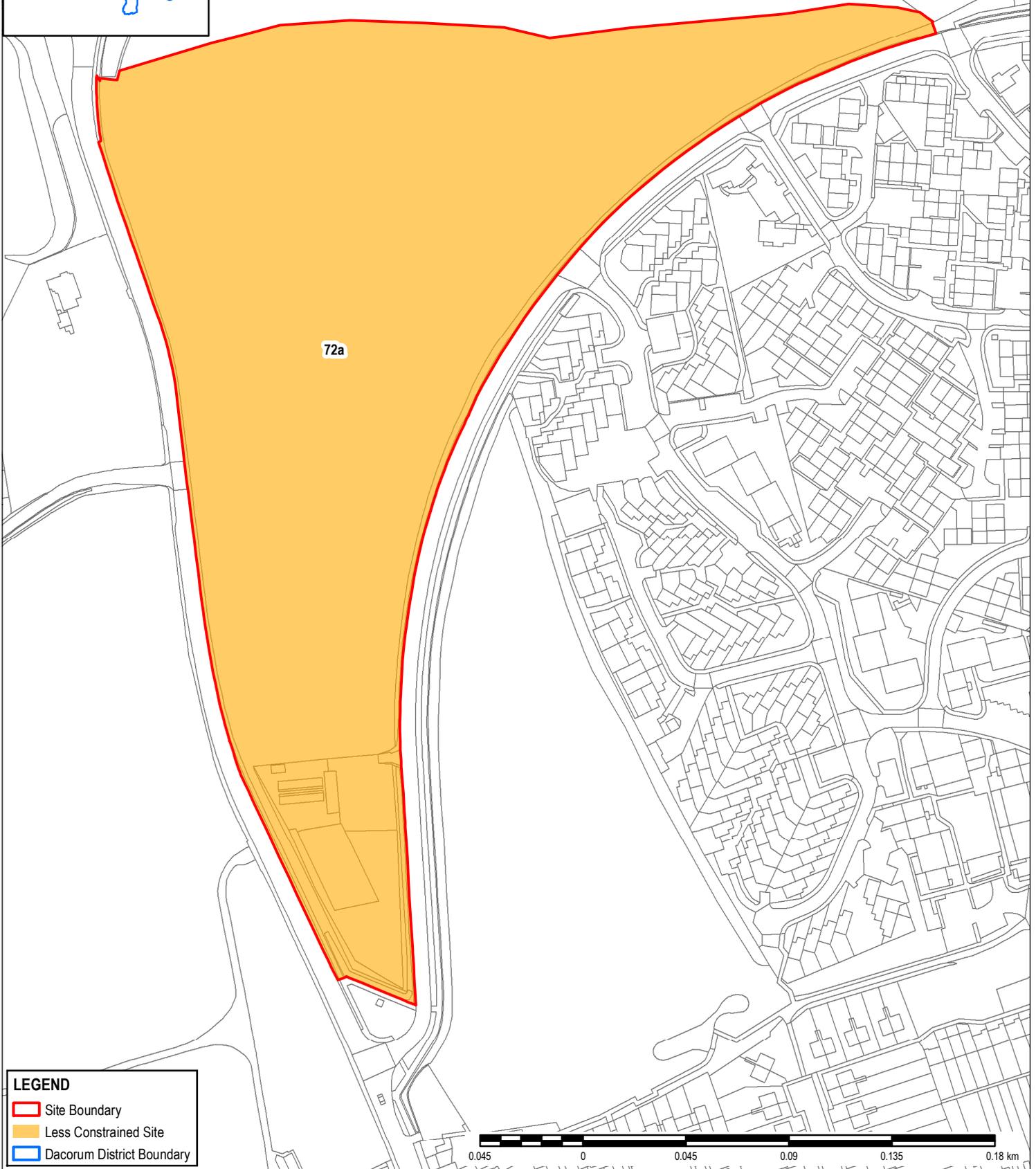
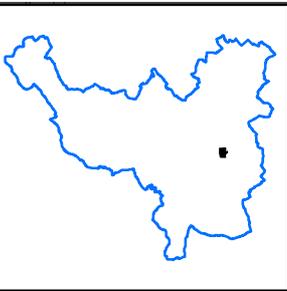
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Date 07/01/2020	Scale @ A4 1:3,100	Purpose of Issue DRAFT
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LEGEND		
	Site Boundary	
	Less Constrained Site	
	Dacorum District Boundary	



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SITE 72A		FIGURE 48		

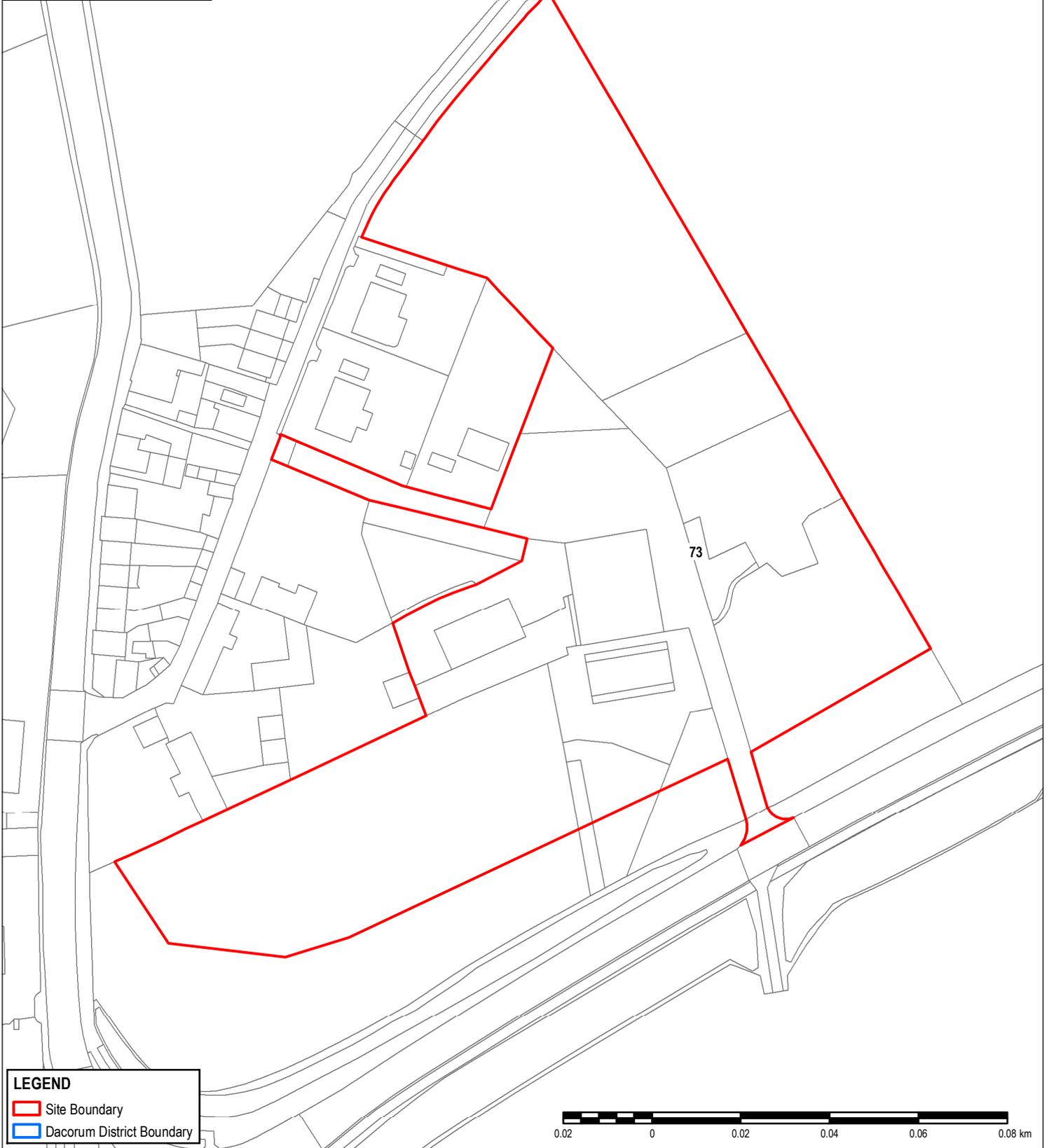
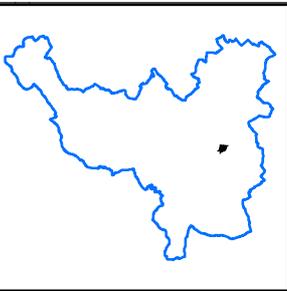
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Site Number: 73 **Site Name: Marchmont Farm**

Settlement	Hemel Hempstead				
Gross Area (ha)	1.50				
Net Developable Area (ha)	1.20				
Current Use (Greenfield / Brownfield / Mixture)	Mixture				
Proposed Use	Residential				
Design Case Study	D				
Gross Density (dph)	29				
Net Density (dph)	40.5				
Gross dwelling Capacity (dwellings)	44				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site is accessible from the local road network (Piccotts End Lane). However, there is no pedestrian access to public transport or local facilities. Public transport provision is limited. Local Allocation 'LA1: Marchmont Farm Grovehill' is to the east, but not contiguous - access to LA1 is proposed via a new junction on Link Road (Transport Proposal T/10), together with associated highway improvements including cycle and pedestrian routes. This includes a Green Pedestrian Link along Piccotts End Lane. This will provide improved ped/cycle access to the local centre at Henry Wells Square.				
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.				
In Green Belt?	Yes				
Green Belt Review Overall Conclusions	Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt - consider part of the sub-area further.				
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, Chalk Rock Member and Holywell Nodular Chalk Formation and New Pit Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, aerial imagery for the site indicates the presence of an unknown heap within the central eastern portion of the site, and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, considered to be a potential source of on-site contamination. Furthermore, Peter Campbell Cars (used car dealership) is located adjacent to the west of the site, which may be a potential source of contamination with the potential to impact the site. Finally, Made Ground is expected on-site due to the historic development of the site.				
Agricultural land quality grade	3				
Existing use	Agriculture and farm buildings				
Neighbouring land use:					
	Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x	X	X		
Conclusion on potential land use based on neighbouring uses	Mixed use				
Potential for mix of housing types-conclusion	Potential for site to offer range of dwelling sizes, but constrained slightly due to smaller site size.				

Site Number: 73 **Site Name: Marchmont Farm**

Heritage assets	<p>The site is located to the south-east of the Piccotts End Conservation Area and overlaps with it in two places. There is a cluster of three listed buildings immediately to the west of the site's western border and another cluster approx. 150m north-west of the site's north-western boundary.</p> <p>Development on the site would urbanise the approach to the village and change the setting of the conservation area and great care would need to be taken to avoid an urban edge facing the village. The site lies within the area of archaeological significance of DAC_59, and lies 100m east of DAC_34, centred on the scheduled monument of Gadebridge Roman villa (NHLE 1015577). A programme of archaeological evaluation will likely be required in advance of development.</p>
Landscape and Visual Impact	<p>The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 123 of the DLCA; the condition of the LCA is described as good and the strength of character is described as moderate. The site is on sloping land that is part of the west-facing side of the River Gade valley situated between residential land uses and the A4147. The site covers pasture and farm buildings with a small area of development at the southern end of Piccotts Lane. The site is crossed by a footpath. Overall, the site is judged perform reasonably on this criterion but with minor constraints as a result of the sloping landform.</p>
Regeneration potential- indices of Multiple Deprivation score	50% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	50% least deprived
Economic development potential	<p>The area around is site is not recognised as a destination a main destination for office or industrial space. Much of the employment in the surrounding area is focussed on within education as it is mainly a residential area with a number of schools close by. However, there are a few businesses attracted to the area that have workers with good qualifications and holding fairly high occupations. The Core Strategy identifies Hemel Hempstead as the focus for developments and jobs however; this is within the town centre and the Maylands Business Park to the east. This site does is not well connected via train or the local bus network which means that it is difficult to attract the desirable employers.</p>
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	As this is previously developed land, development here would not have a negative impact on this criterion.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence as previously developed land.
Spatial Opportunities and Constraints- defensible boundary potential	Site is previously developed and therefore benefits from existing defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site is considered potentially suitable for allocation with major constraints based on its performance across a range of important criteria including heritage, access and Green Belt.
Overall site conclusion- final rating	Potentially suitable for allocation with major constraints



LEGEND

- Site Boundary
- Dacorum District Boundary



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		Drawing Number FIGURE 49			Rev 1
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Site Number: 74/74a Site Name: North and North-East of Hemel

Settlement	Hemel Hempstead			
Gross Area (ha)	406.69 (reduced site 74a: 291.14)			
Net Developable Area (ha)	325.35 (site 74a: 232.92)			
Current Use (Greenfield / Brownfield / Mixture)	Mixture			
Proposed Use	Residential			
Design Case Study	17.5 dph (applied to site 74a only)			
Gross Density (dph)	17.5			
Net Density (dph)				
Gross dwelling Capacity (dwellings)	5,095			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site has multiple access opportunities onto the local road network; development of this size would require substantial new infrastructure to be provided, including new roads, pedestrian and cycle upgrades, off-site highway improvements, local centres/facilities, etc. The size of the site would create the opportunity to provide the required infrastructure improvements, both for the site and for local public transport corridors. The site is referenced in the Local Plan evidence base as having the potential to offer a northern bypass to relieve congestion in Hemel Hempstead.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding and there are at least two large flow routes through the site which are likely to be associated with small watercourses. Modelling of these watercourses will be required to determine the risk of flooding across the site including an allowance for climate change and the constraints on location of future development. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination.			
Agricultural land quality grade	Mostly 3 but some 4			
Existing use	Agriculture and farm buildings			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x	x	x	X	x
Conclusion on potential land use based on neighbouring uses	Mixed use			
Potential for mix of housing types-conclusion	Scale of site is large enough to support full range of housing types highlighted as needed through the SHMA, from 1 bed to 4+ bed, as well as specialist housing, e.g. for older people			

Site Number: 74/74a Site Name: North and North-East of Hemel

	<p>This is a very large site located to the north of the northern Grovehill extension to Hemel Hempstead. There are five Grade II listed buildings in three groups within its boundary: Stable Next Gate at Little Lovetts End Farm (NHLE 1173064) and Barn at Little Lovetts End Farm to East of House (NHLE 1348033); Eastbrook Hay Farmhouse and Attached Barn (NHLE 1101256); and Holtsmere Manor (NHLE 1348462) and Barn at Holtsmere End Farm (30 metres to South of House) (NHLE 1172813). The setting of these assets is their agricultural context and careful design and mitigation will be needed in order to minimise impact and preserve significance. The northern boundary of the site extends within 250-300m of a group of listed buildings to the north of Gaddesden Lane and care will need to be applied here also.</p>
Heritage assets	<p>The south west boundary of the site abuts the boundary of the Piccotts End Conservation Area which contains a number of listed buildings on either side of Piccotts End Road. The developed part of the conservation area along Piccotts End Road is inward looking but there are views from the River Gade part of the conservation area to the west of Piccotts End Lane and views towards the conservation area from the site which rises steeply on the eastern side of the valley of the River Gade. When viewed from the western side of the valley development on the Site would appear as an extension to the Grovehill suburb of Hemel Hempstead which would lead to loss of significance to the conservation area and the designated built heritage assets within it.</p> <p>The site is adjacent to the area of archaeological significance of DAC_59, and lies 200m east of DAC_34, centred on the scheduled monument of Gadebridge Roman villa (NHLE 1015577).</p>
Landscape and Visual Impact	<p>A small part of the north-west of the site is within the AONB, with the proximity of the north-west part of the site such that it may impact the setting of the AONB.</p> <p>The site is within LCAs 95, 123 and 124 of the DLCA. For LCA 95, the condition and strength of character are both described as moderate. For LCA 123, the condition is described as good, and the strength of character is described as moderate. For LCA 124, the condition is described as good and the strength of character is described as strong.</p> <p>The site extends around the northern edge of Hemel Hempstead and covers an undulating landscape which is predominantly in arable land use. The landform across the western part of the site falls more steeply as it forms part of the River Gade valley, between Piccotts End and Grovehill. As an extensive area, the site exhibits differing characteristics, but has potential for impacts on the AONB and its setting, the Gade Valley, and visual impacts/perception of coalescence between Piccotts End and Grovehill. However, there may be variation to this assessment with more detailed studies or with amended boundaries that can ensure development does not break the ridgeline to the east of Piccotts End.</p>
Regeneration potential- indices of Multiple Deprivation score	50% most deprived to 50% least deprived.
Regeneration potential- Indices of Multiple Deprivation (surroundings)	50% most deprived to 50% least deprived.
Economic development potential	<p>This site is particularly large and development across the whole site would represent as an urban extension to the north of Hemel Hempstead. The size of the site means that it is likely additional infrastructure would be required if development was delivered across the site. It is currently well-served by roads as it is in the close vicinity to the A1 however, it is not connected via public transport as it is some distance from the train station and bus network hence the need for additional infrastructure. This site has potential for economic development however, the aforementioned reasons means that there are some constraints which would apply to any site of this size.</p>
Environmental designations	Pockets of Ancient Woodland / Local Wildlife Sites on the site. The site is so large that any design should be able to take their protection into account.
Spatial Opportunities and Constraints- local character and history	This would be a substantial north-east extension to Hemel Hempstead with significant effects on local landscape character, though not necessarily inconsistent with the character of Hemel Hempstead as a new town built on a largely greenfield site in the post-war era.
Spatial Opportunities and Constraints- coalescence risk	Risk of coalescence with Redbourn, but this is mitigated in part by M1 as a defensible boundary. Also significant risk of coalescence with Piccotts End unless boundaries are amended in the south-west of the site.
Spatial Opportunities and Constraints- defensible boundary potential	The M1 would act as a strong defensible boundary in the east. Although there is no single defensible boundary in the north on the same strategic scale, the northern boundary does predominantly follow smaller-scale defined physical boundaries such as hedgerows.
Noise and pollution- bad neighbour uses?	None identified

Site Number: 74/74a Site Name: North and North-East of Hemel

Overall site conclusion- comments

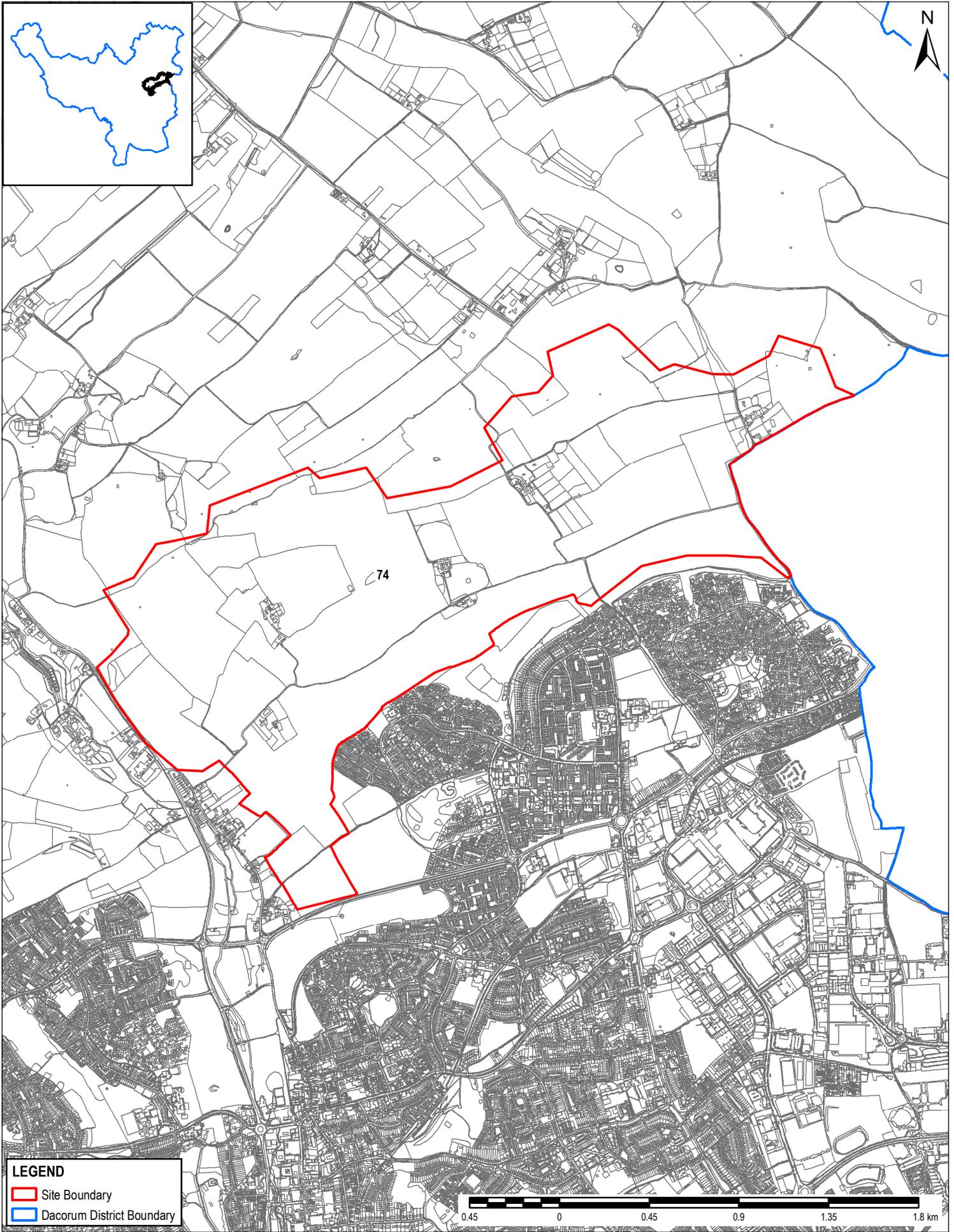
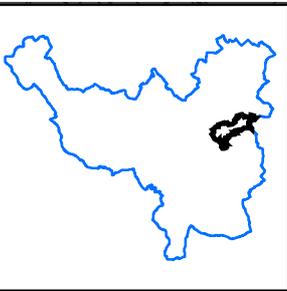
Scale and location of site means it has a unique ability to provide transformational economic, regeneration, transport and infrastructure benefits to Hemel Hempstead and Dacorum. However, this must be balanced against significant negative impacts on Green Belt if it were de-allocated, the fact that the landscape in this location would substantially and irreversibly change, and, to a lesser extent (both spatially and in terms of greater potential for mitigation), the AONB and its setting along its northern edge.

The most significant physical and visual constraints for site 74 are the heritage, landscape and visual and coalescence impacts on Piccotts End and the undeveloped Gade Valley as its setting at the western and south-western edge of the site. The most appropriate way to preserve the setting of heritage assets in this location is to ensure development stays east of the ridgeline here. This will mitigate these visual constraints significantly, and as such boundary amendments are recommended in this location. At the same time, the northern boundary should be subject to smaller-scale amendment to avoid overlap with the AONB. These boundary changes create a new site, named 74a for the purposes of this study. The allocation of 74a could be offset by compensatory improvements to that part of the site not allocated but remaining within the Green Belt and in the same ownership, in line with NPPF paragraph 138.

Subject to these changes, however, given its scale, the remainder of the site is in fact relatively unconstrained in terms of other criteria, though care must be taken through sensitive design to minimise impact on the AONB, ancient woodland, heritage assets and the potential for coalescence. As options for mitigation of most of these constraints appear available, and given its substantial and unique economic, regeneration, transport and infrastructure benefits at a Borough-wide scale, site 74a is considered potentially suitable for allocation with major constraints.

Overall site conclusion- final rating

Site 74a is potentially suitable for allocation with major constraints.



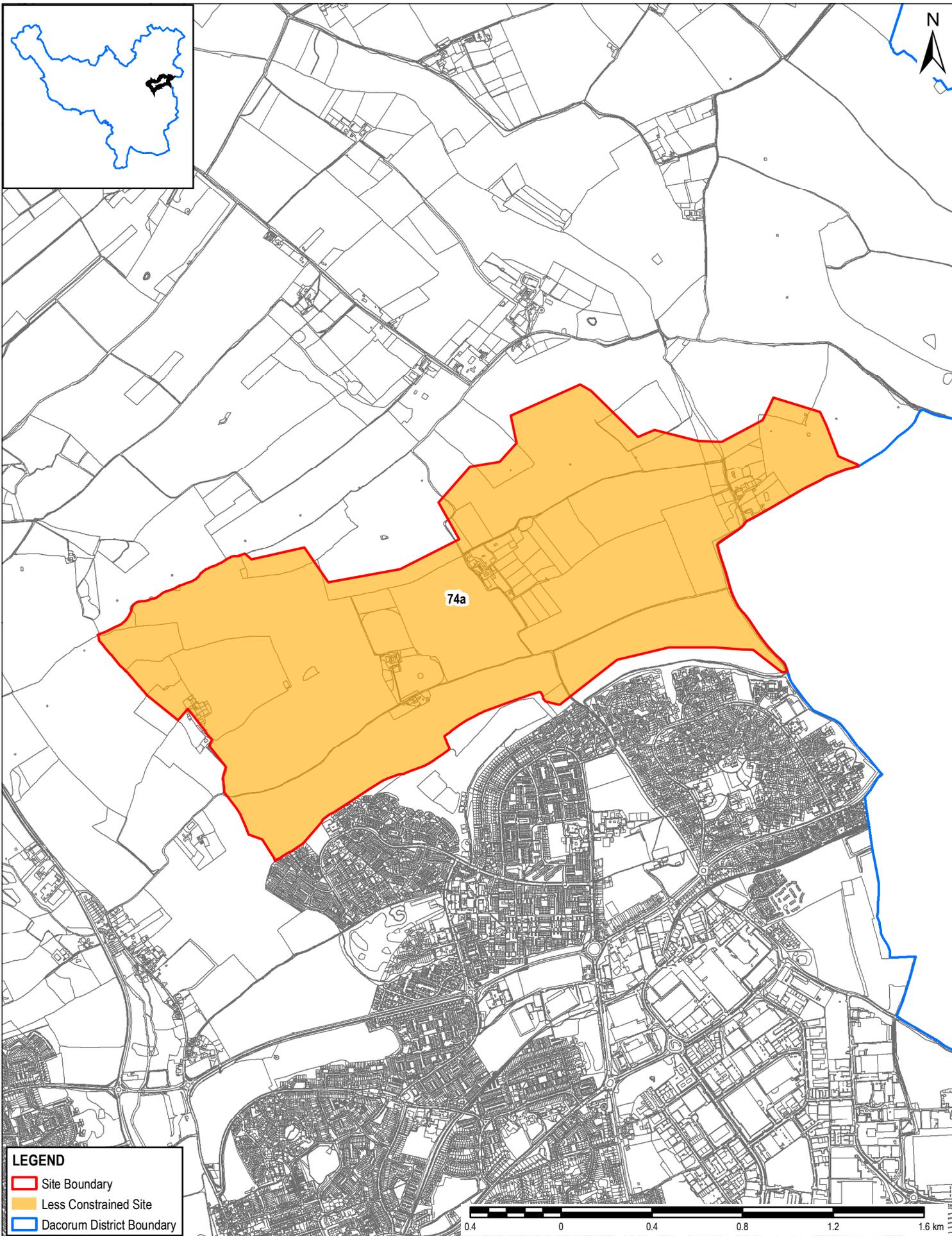
LEGEND

- Site Boundary
- Dacorum District Boundary



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FIGURE 50		1		

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LEGEND

- Site Boundary
- Less Constrained Site
- Dacorum District Boundary

Project Title/Drawing Title <h2 style="text-align: center;">DACORUM SITE ASSESSMENT STUDY</h2> <h3 style="text-align: center;">SITE 74A</h3>		Client <h3 style="margin: 0;">DACORUM BOROUGH COUNCIL</h3>			AECOM Aldgate Tower 2 Leman Street London, E1 8FA United Kingdom T +44-0207-645-2000 aecom.com
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Date 07/01/2020	Scale @ A4 1:21,500	Purpose of Issue DRAFT			
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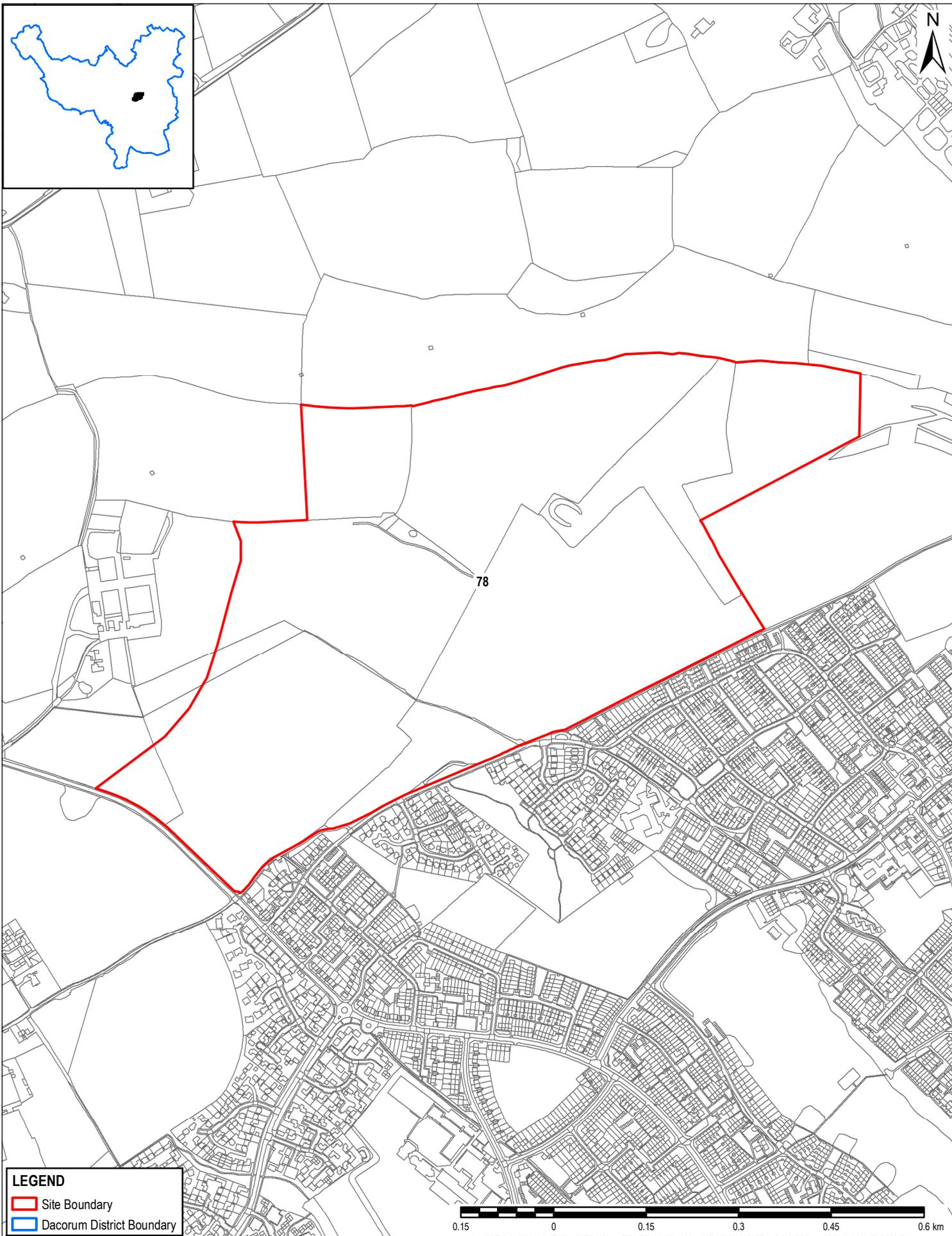
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Site Number: 78/78a Site Name: Polehanger Lane

Settlement	Hemel Hempstead			
Gross Area (ha)	55.21 (reduced site 78a: 47.1)			
Net Developable Area (ha)	44.17 (site 78a: 37.68)			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	17.5 dph (applied to site 78a only)			
Gross Density (dph)	17.5dph			
Net Density (dph)	n/a			
Gross dwelling Capacity (dwellings)	824			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Polehanger Lane and possibly also Berkhamsted Road); good access to local facilities and public transport.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding and there is a large flowpath along the northern edge of the site which may be associated with a small watercourse. At least two contributing flowpaths also pass through the site. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, Jam Packed Boxes paper packaging products manufacturer is located approximately 130m north-west of the site, which may be a potential source of contamination with the potential to impact the site. Furthermore, the site is located within a radon affected area with a radon potential band of 3-5%, requiring the adoption of basic radon protective measures for new developments.			
Agricultural land quality grade	3 but some Urban			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x		x
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	n/a			
Heritage assets	The western boundary of the site is approx. 175m east of the Grade II listed Boxted Dairy Farmhouse (NHLE 1078115) and development will have the potential to impact on it.			

Site Number: 78/78a Site Name: Polehanger Lane

Landscape and Visual Impact	The site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB due to its proximity. The north of the site is within LCA 123 of the DLCA; the condition of the LCA is described as good and the strength of character is described as moderate. The south of the site is within LCA 120 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The northern and central parts of the site are located across a valley, with the south-west part of the site located across an elevated plateau. The site comprises arable fields interspersed with trees. Dell Wood in the eastern part of the site is ancient woodland. The site is located to the north of a well-defined linear settlement edge, with Polehanger Lane defining the edge of Hemel Hempstead and the site forming part of the intervening land between this settlement and Potten End. The site is crossed by a public right of way. Overall, the site is judged to perform reasonably on this criterion but with major constraints as a result of the potential for impacts on the setting of the AONB, the valley landform, the ancient woodland and the site's location with regards to the settlement edge.
Regeneration potential- indices of Multiple Deprivation score	50% most deprived and 20% least deprived.
Regeneration potential- Indices of Multiple Deprivation (surroundings)	50% most deprived and 20% least deprived.
Economic development potential	The direct surrounding area performs poorly in all workplace statistics, has low employment numbers and a small proportion of this employment is within knowledge-intensive sectors. The area is mainly residential units within Warners End, with few businesses attracted to the area. The few workers that work at these businesses tend to live fairly close to their place of work and travel sustainably as they most likely live in the nearby residential units. Hemel Hempstead is identified as a "place where development will be concentrated" and the focus for jobs. However, this site is on the outskirts of Hemel Hempstead, and is actually closer to the village of Potten End than the town centre. Therefore, the site has major constraints to economic development as the area does not attract employers which mean any commercial development on the site will neither share benefits with nor benefit from local businesses.
Environmental designations	Areas of Ancient Woodland in the east portion of the site. Area of Ancient Woodland is also a Local Wildlife Site. Far east of site is also adjacent to a further Local Wildlife Site. Ancient Woodland is not replaceable so major adverse impact if lost. Built development should be kept at least 15m from areas of ancient woodland and ideally much further. Any new roads should ideally be at least 20m away and if they are 'through roads' then more than 200m away.
Spatial Opportunities and Constraints- local character and history	The location and potential scale of development would be perceived as an urban extension of Hemel Hempstead. Other rural development is away from the site boundary, thus limiting impact on its character.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence with Potten End.
Spatial Opportunities and Constraints- defensible boundary potential	Northern, southern and eastern boundaries of site use hedgerows so are defensible. Western boundary of the site is less so, meaning it would need a greater degree of visual softening, for example through appropriate landscape treatment. This would also help minimise visual impact on Boxted Farm.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site makes existing contribution to Green Belt purposes and has environmental designations constraints, despite moderate/satisfactory performance on a range of other criteria. If development were focussed on the west of the site and thus avoided significant impacts on the significant environmental constraints on the east of the site, then it could be considered suitable but with major constraints,. Site is within setting of AONB, and this is a constraint to be mitigated. While developing the western majority of the site only would avoid impact on ancient woodland, it is accepted that its performance in terms of how it contributes to Green Belt purposes would remain poor, but this is considered to be offset by its reasonable performance on other criteria. The findings of the assessment justify boundary amendment to a new site 78a, whereby the ancient woodland of Dell Wood and the field to its east that abuts a further wildlife site are both excluded from the original area, and development at the new eastern edge of the site will need to minimise impacts on Dell Wood accordingly. The allocation of 78a could be offset by compensatory improvements to that part of the site not allocated but remaining within the Green Belt and in the same ownership, in line with NPPF paragraph 138.
Overall site conclusion- final rating	Site 78a only is suitable for allocation with major constraints.



LEGEND

- ▭ Site Boundary
- ▭ Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 78

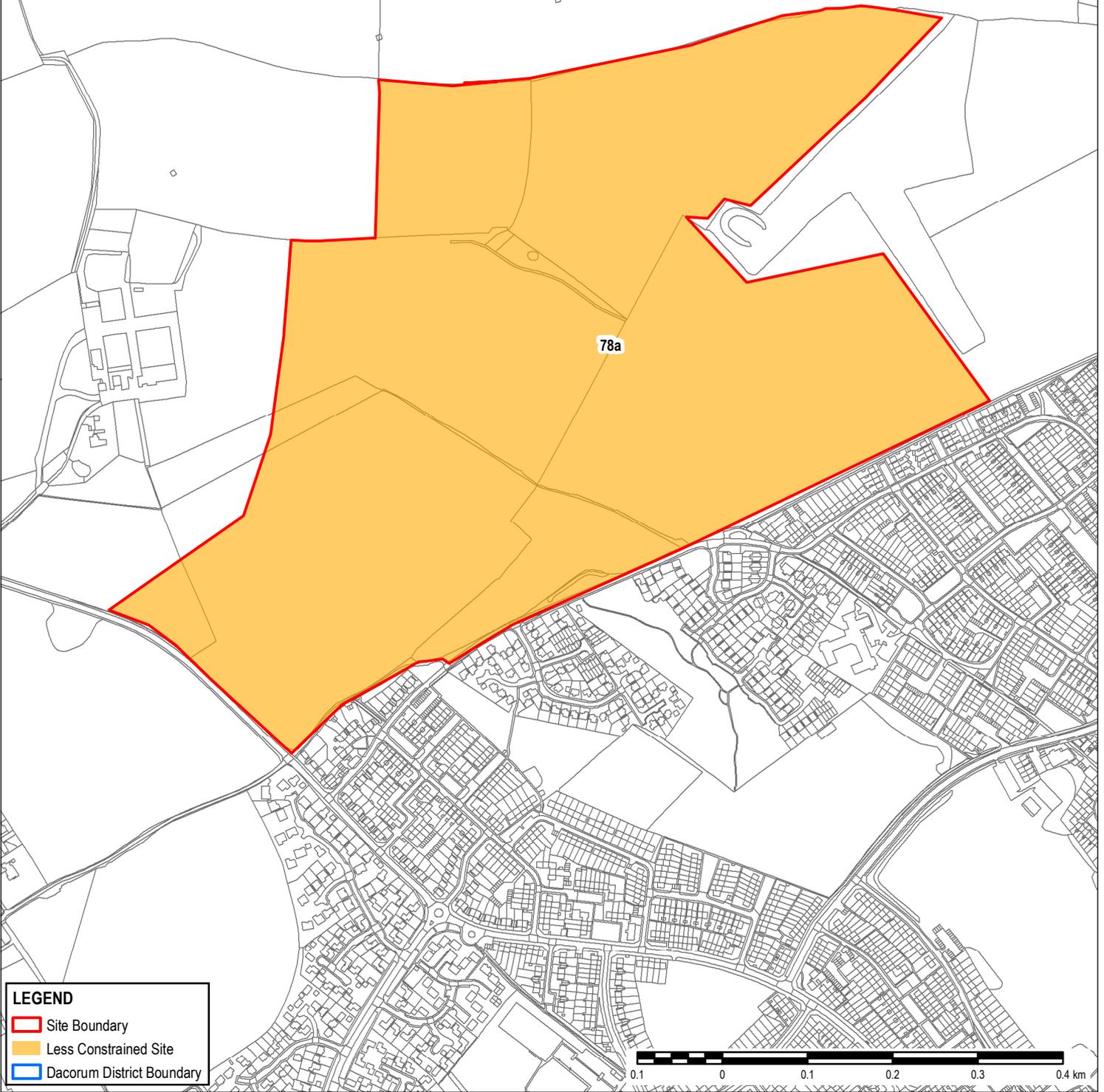
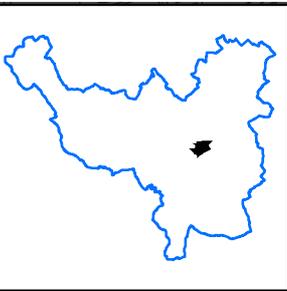
Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:7,900	Purpose of Issue DRAFT
Drawing Number FIGURE 52		Rev 1

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LEGEND		
	Site Boundary	
	Less Constrained Site	
	Dacorum District Boundary	

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 78A

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:6,600	Purpose of Issue DRAFT
Drawing Number FIGURE 53		Rev 1

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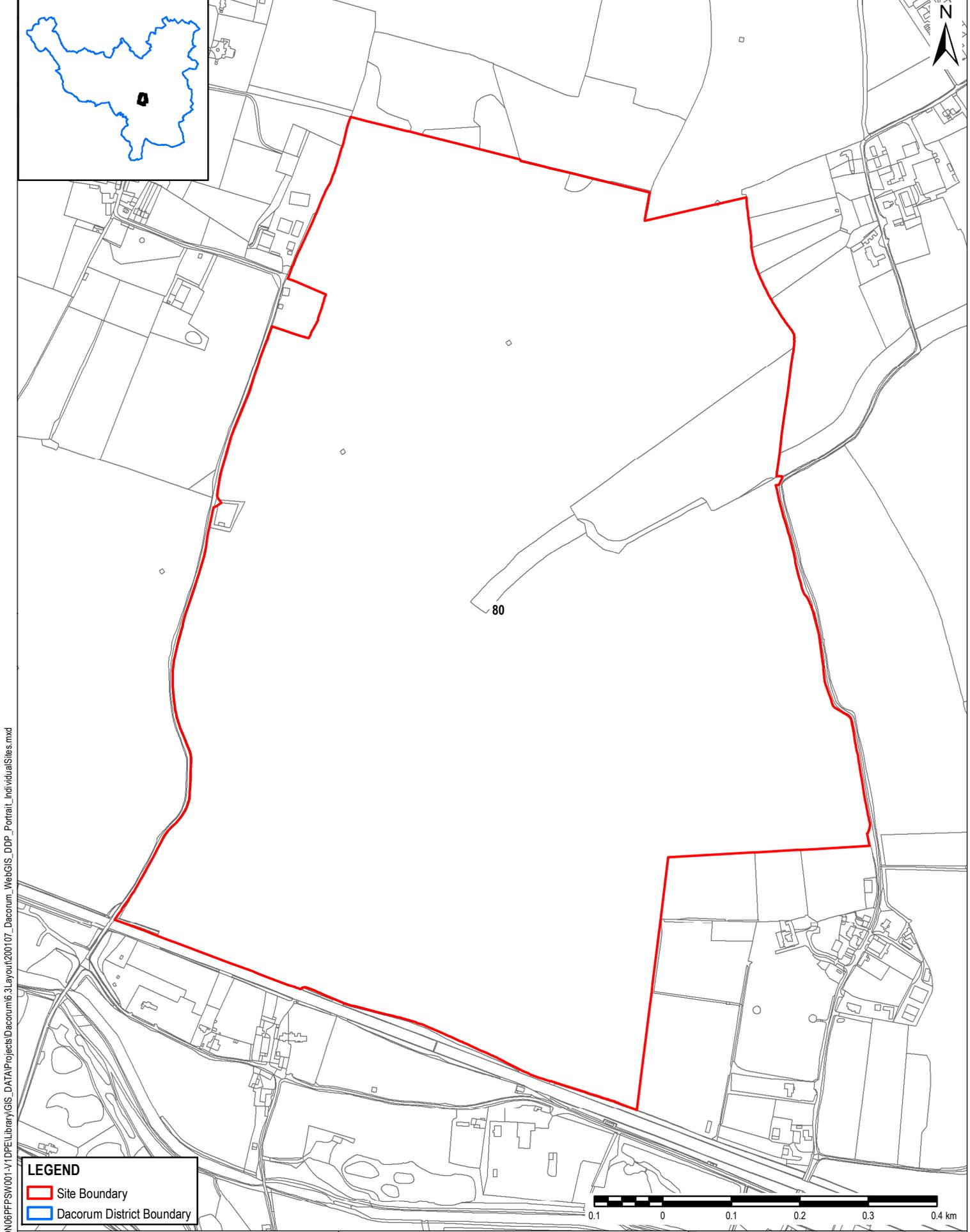
File Name: \\ukb06pips001\UKLON06PFSW001-V\DP\Library\GIS_DATA\Projects\Dacorum\6.3\Layout\200107_Dacorum_WebGIS_DDP_Portrait_IndividualSites.mxd

Site Number: 80/80a Site Name: Pouchen End Lane

Settlement	Hemel Hempstead			
Gross Area (ha)	102.81 (reduced site 80a: 14.4)			
Net Developable Area (ha)	82.25 (site 80a: 11.52)			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	F (applied only to site 80a)			
Gross Density (dph)	25			
Net Density (dph)	33.5			
Gross dwelling Capacity (dwellings)	360			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Pouchen End Lane and Little Heath Lane). However, both are narrow with no footpaths and are considered not suitable to serve residential development as they offer no existing pedestrian access to local facilities or public transport. The size of the site would support significant mitigation, but provision of pedestrian and public transport connections may not be feasible.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, Chalk Rock Member and Holywell Nodular Chalk Formation and New Pit Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, the site is located within a radon affected area with a radon potential band of 3-5%, requiring the adoption of basic radon protective measures for new developments.			
Agricultural land quality grade	3			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		X		
Conclusion on potential land use based on neighbouring uses	Residential and/or mixed use			
Potential for mix of housing types- conclusion	Scale of site is large enough to support full range of housing types highlighted as needed through the SHMA, from 1 bed to 4+ bed, as well as specialist housing, e.g. for older people.			
Heritage assets	The south-east corner of the site faces the north-east corner of the Bourne End Conservation Area across the railway line. The conservation area is mainly devoted to a stretch of the Grand Union Canal and its associated features such as locks and a swing bridge. Development on the site would not have an undue effect on the setting of the conservation area. The Grade II listed Pouchen End is located approx. 120m south of the site boundary and development on that part of the site without mitigation would have an impact on the asset. The north-west corner of the site is approx. 200m and further from six Grade II listed buildings, along Little Heath Lane to the south of Potten End. In this direction the site is screened by vegetation and farm/light industrial buildings and development on it would be unlikely to change the assets' settings to any great degree. No archaeological constraints.			

Site Number: 80/80a Site Name: Pouchen End Lane

Landscape and Visual Impact	The site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB due to its proximity. The site is within LCA 118 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The site comprises a steeply-sloping dry tributary valley, within the broader south-facing valley slopes of the River Bulbourne valley. The site has a land use of medium- to large-scale arable fields, bounded by hedgerows and occasional trees. There is a small belt of ancient woodland in the centre of the site. The site is located away from the main area of settlement at Hemel Hempstead, and to the north of the West Coast Main Line and Grand Union Canal. Overall, the site would have significant potential for visual and other impacts on the setting of the AONB, the landform, ancient woodland and relationship with the existing settlement pattern, urbanising a significant area of the largely rural Bulbourne valley.
Regeneration potential- indices of Multiple Deprivation score	10-30% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10-30% least deprived
Economic development potential	The direct surrounding area has fairly low employment numbers as it is on the outskirts of Hemel Hempstead with poor infrastructure and a lack of nearby housing. The site is not located near any employment sites and is unlikely to be in the future due to its location. The location has similar characteristics, and is located closer to, the village of Potten End rather than Hemel Hempstead. Potten End is considered to have development constraints in the Adopted Core Strategy. Overall, despite being a large site that would enable different forms of development, this site has major constraints with no nearby employment sites and poor surrounding infrastructure.
Environmental designations	Small area of Ancient Woodland within the middle of the site. Local Wildlife Site within the centre of the site. 800m from Little Heath Pit SSSI. Ancient woodland not replaceable so major adverse impact if lost. Built development should be kept at least 15 m from areas of ancient woodland and ideally much further. Any new roads should ideally be at least 20m away and if they are 'through roads' then more than 200m away. If greater than 10% loss of wildlife site, it would result in a major adverse impact which would need to be mitigated for if site is allocated. Given distance from the site to the SSSI no impact to SSSI anticipated as a result of noise or dust deposition. May be subject to increased recreational pressure on the SSSI dependant on the size of the development.
Spatial Opportunities and Constraints- local character and history	Development to the east of the site (Local Allocation LA3 West of Hemel) will link it to Hemel Hempstead. Therefore development at this site would form a western expansion to Hemel Hempstead, but the fact that the site is on a slope facing away from the existing town into a largely rural valley means that it would have a disproportionately negative impact on local character and history.
Spatial Opportunities and Constraints- coalescence risk	Development of this site would bring a large coalescence risk, significantly reducing the gap between Hemel Hempstead and Potten End, Bourne End and Berkhamsted. However, this could be easily mitigated by amending site boundaries so that northern, southern and western parts of site remain undeveloped.
Spatial Opportunities and Constraints- defensible boundary potential	Little Heath Lane would create a defensible boundary to this extension if the site were fully developed, but there would still be a perception of coalescence notwithstanding this. Pouchen End Lane forms a defensible boundary to the east.
Noise and pollution- bad neighbour uses?	Adjacent to a railway line.
Overall site conclusion- comments	Site makes a particularly strong contribution to Green Belt purposes and performs poorly on landscape and spatial opportunities and constraints criteria, most notably in terms of impacts on local character and history and significant coalescence risk, particularly in the south and west of the site. Site also performs poorly but to a lesser extent on environment. Some flood constraints. Significant potential for site performance to improve markedly on landscape and spatial opportunities and constraints if a smaller area in east of site, known for the purposes of this study as 80a, were developed as an urban extension to Hemel Hempstead, excluding the relatively more constrained north, centre, west and south of site. Although the smaller area would not benefit from any existing defensible boundary to the west, a new one could be created, and the new site boundaries could be drawn to significantly minimise landscape and visual impact of the development in views from the west. The allocation of 80a could be offset by compensatory improvements to that part of the site not allocated but remaining within the Green Belt and in the same ownership, in line with NPPF paragraph 138.
Overall site conclusion- final rating	Site 80a only is potentially suitable for allocation with major constraints.



LEGEND

- Site Boundary
- Dacorum District Boundary

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Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

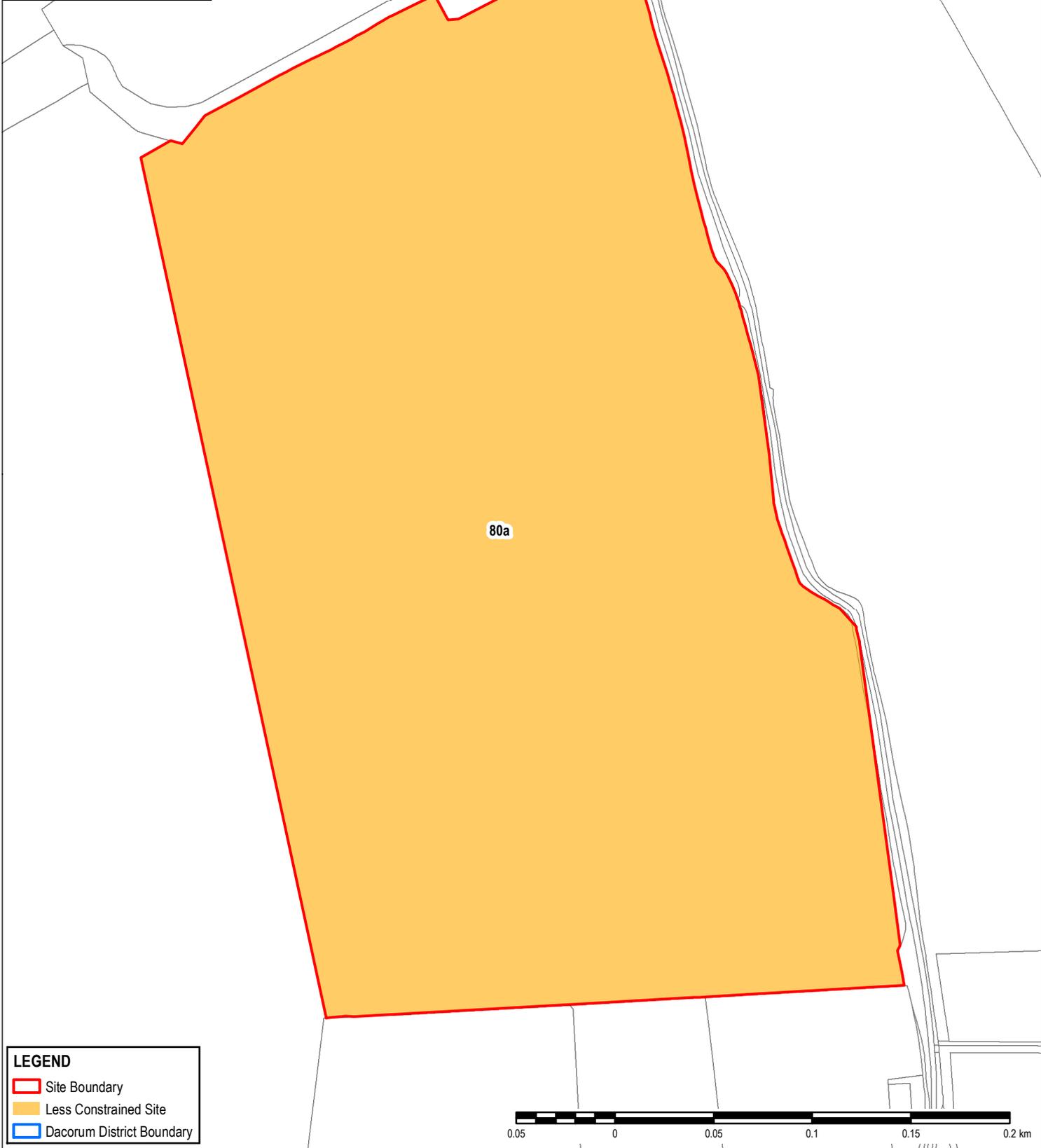
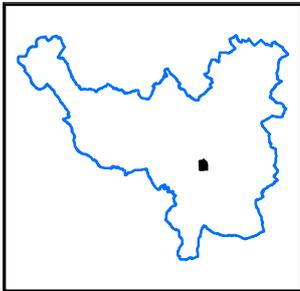
SITE 80

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:7,100	Purpose of Issue DRAFT
Drawing Number FIGURE 54		Rev 1

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LEGEND

- Site Boundary
- Less Constrained Site
- Dacorum District Boundary



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SITE 80A	Drawn LL	Checked AD	Approved JH	
	Date 07/01/2020	Scale @ A4 1:2,700	Purpose of Issue DRAFT	
	Drawing Number FIGURE 55		Rev 1	

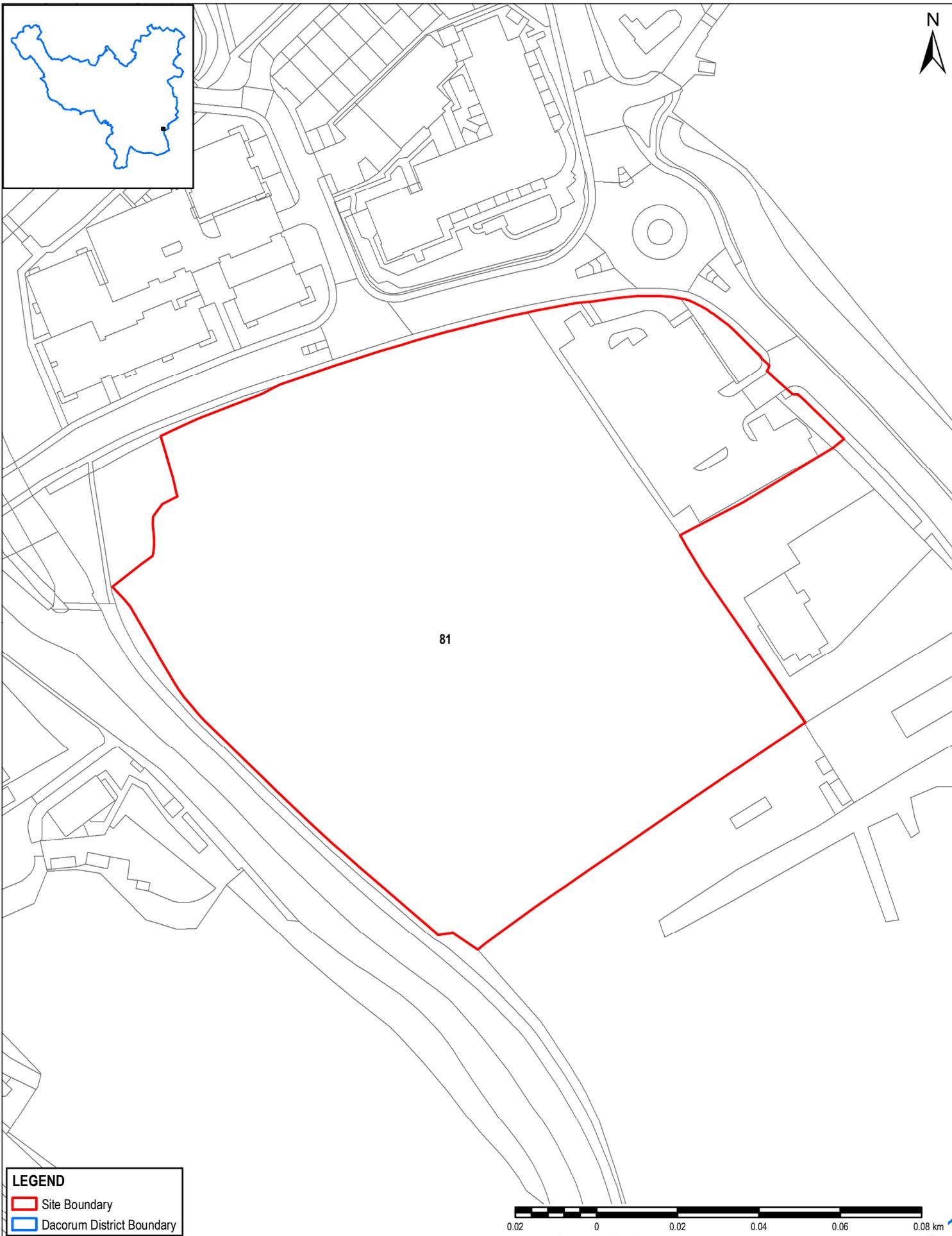
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Site Number: 81 **Site Name: Red Lion Lane**

Settlement	Hemel Hempstead				
Gross Area (ha)	1.82				
Net Developable Area (ha)	1.46				
Current Use (Greenfield / Brownfield / Mixture)	Mixture				
Proposed Use	Residential (note: site also has potential to be suitable for employment use)				
Design Case Study	D				
Gross Density (dph)	29				
Net Density (dph)	40.5				
Gross dwelling Capacity (dwellings)	53				
Employment floorspace capacity (sq. m, net)					
Transport conclusion	The site is accessible from the local road network (via an existing access on Lower Road, and also frontage onto Red Lion Lane); good access to local facilities and public transport.				
Flooding conclusion	Part of the site intersects Flood Zone 3 High Probability of fluvial flooding on the Environment Agency Flood Map for Planning and a site-specific Flood Risk Assessment is required to accompany a planning application. Detailed modelling should be undertaken, or obtained from the Environment Agency where available, to determine the flood risk to the site in more detail including an allowance for climate change. The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. The site is shown to be at residual risk of reservoir flooding. This should be investigated further as part of a site specific Flood Risk Assessment. Residential development on this site will require the application of the NPPF Exception Test.				
In Green Belt?	Yes				
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration.				
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Holywell Nodular Chalk Formation and New Pit Chalk Formation, Chalk Rock Member, and the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, the site is located within the Hertfordshire Mineral Consultation Area for sand and gravel resources. Furthermore, aerial imagery for the site indicate the presence of a builders yard within the north of the site with unknown heaps, therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, considered to be a potential source of on-site contamination.				
Agricultural land quality grade	3				
Existing use	Open Space and car park				
Neighbouring land use:					
	Housing	Industrial	Agricultural	Social infrastructure	Other uses
					x
Conclusion on potential land use based on neighbouring uses	Residential				
Potential for mix of housing types- conclusion	Scale of site is large enough to support full range of housing types highlighted as needed through the SHMA, from 1 bed to 4+ bed, as well as specialist housing, e.g. for older people				
Heritage assets	The site is to the north of the Grand Union Canal and is screened from the Grade II listed Red Lion Public House (NHLE 1174036) by vegetation on both sides of the canal and by low industrial buildings on the south side of the canal. No other heritage constraints.				

Site Number: 81 **Site Name: Red Lion Lane**

Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 8 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is flat and comprises rough grassland, a brownfield site and car park, and some mature trees. The Grand Union Canal forms the site's western boundary along with the Grand Union Canal Walk long distance recreational trail. The site is in an area characterised by development concentrated around the junction of the A4251, Red Lion Lane and railway line- it relates well to the existing settlement.
Regeneration potential- indices of Multiple Deprivation score	30% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	50% least deprived
Economic development potential	The area where the site is located, to the south of Hemel Hempstead near Apsley Station contains a good concentration of businesses with a very well-qualified labour force that are in high-level occupations. This concentration of businesses would mean the site is able to attract to employers. The good-quality workforce travelling to this location is further evidence of this and a major benefit to potential employers. The nearby Apsley train station provides access via train which is considered crucial by some employers to attract the desired workforce, and the station provides direct access to London Euston. The site also has very good access from the local bus services. The Dacorum Employment Land Availability Assessment shows that Apsley has low vacancy compared to the rest of the Dacorum market, has access to quality housing which is attractive to those holding high-level occupations and has attracted occupiers such as Epsom in the near vicinity. The proximity to other productive businesses means that this site is likely to have agglomeration benefits. The assessment identifies that Apsley provides better opportunities for future employment development than much of the Borough.
Environmental designations	The site is adjacent to a Local Wildlife Site.
Spatial Opportunities and Constraints- local character and history	Development on the site has potential to be sympathetic to local character as long as it was not perceived as eroding the character of Apsley and Kings Langley as distinct settlements.
Spatial Opportunities and Constraints- coalescence risk	Potential risk of encouraging coalescence with other settlements to the south of Hemel Hempstead, including Kings Langley.
Spatial Opportunities and Constraints- defensible boundary potential	Existing field boundaries could be used as defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site considered suitable for residential and/or employment use. Has significant Green Belt constraints, but performs sufficiently strongly on other criteria to mean it can be considered potentially suitable for allocation with major constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with major constraints.



LEGEND

- Site Boundary
- Dacorum District Boundary



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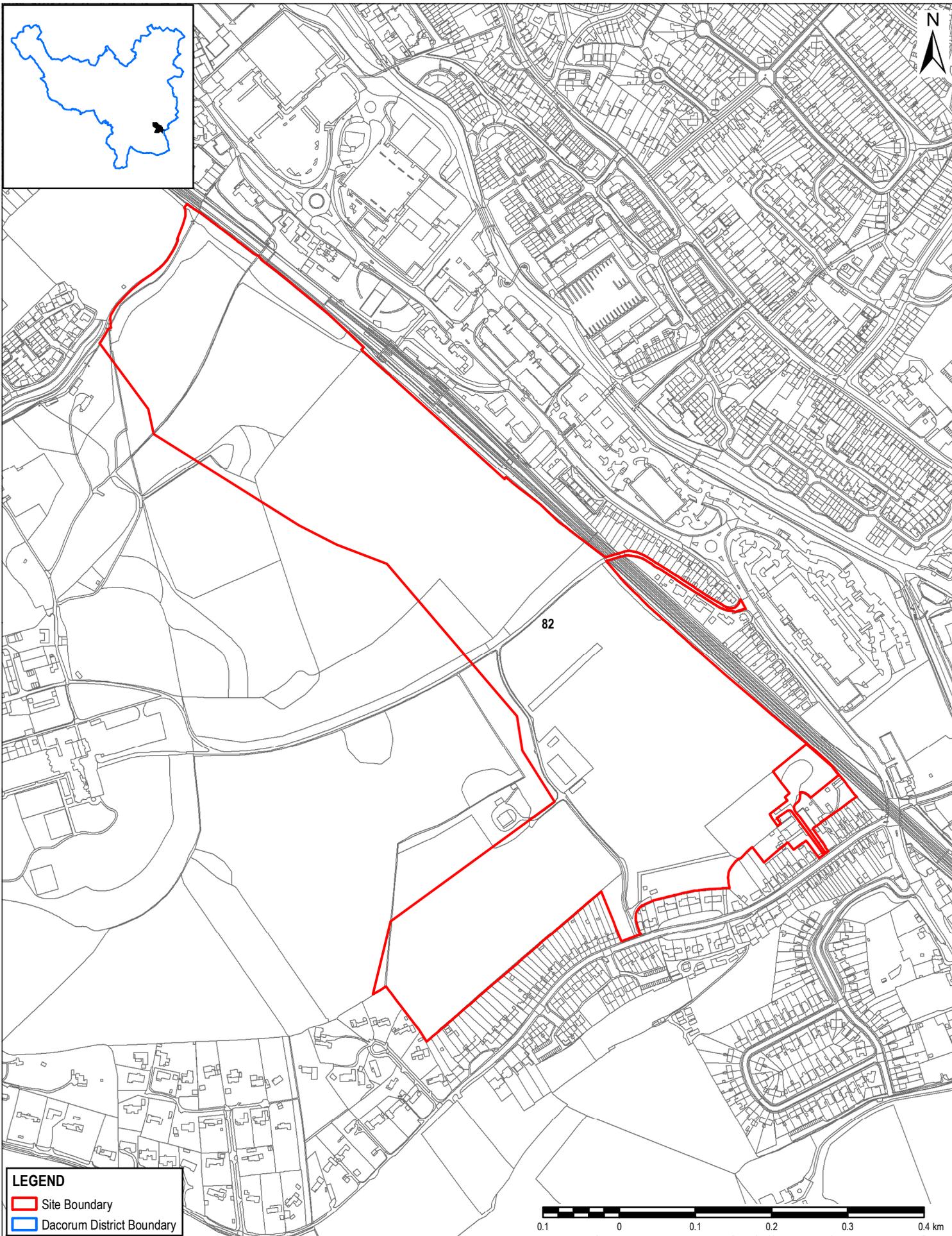
Project Title/Drawing Title		Client		
DACORUM SITE ASSESSMENT STUDY		DACORUM BOROUGH COUNCIL		
SITE 81	Drawn LL	Checked AD	Approved JH	
	Date 07/01/2020	Scale @ A4 1:1,200	Purpose of Issue DRAFT	
	Drawing Number FIGURE 56		Rev 1	
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Site Number: 82 **Site Name: Shendish Manor and Fairfields**

Settlement	Hemel Hempstead				
Gross Area (ha)	31.67				
Net Developable Area (ha)	25.33				
Current Use (Greenfield / Brownfield / Mixture)	Mixture				
Proposed Use	Residential				
Design Case Study	17.5 dph				
Gross Density (dph)	17.5				
Net Density (dph)					
Gross dwelling Capacity (dwellings)	554				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	<p>The site has an existing access onto the A4251 (providing access to Shendish Manor hotel and golf course). For the majority of its length the access road is wide enough to accommodate two way traffic flows. However, the road narrows as it crosses the bridge over the railway line and this section is sub-standard. The bridge is also located on a sharp curve and this restricts forward visibility. There are no existing footpaths and there does not appear to be sufficient width to accommodate a footpath on the section of access road between London Road and the railway bridge. Pedestrian facilities could not be provided across the railway bridge without widening the structure. Therefore the existing access from London Road is considered not suitable to serve residential development on this site. The site is also accessible from Rucklers Lane and possibly from Shearwater Road, although this is subject to confirmation of the extent of the adopted highway at this location; the site has good access to local facilities and public transport on London Road, including the mainline railway, although some parts of the site would be remote from the public transport route and may require new/diverted service to improve accessibility.</p>				
Flooding conclusion	<p>The site is shown to be susceptible to surface water flooding and has at least one large surface water flowpath passing through it. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.</p>				
In Green Belt?	Yes				
Green Belt Review Overall Conclusions	Sub-area would not compromise the ability of the wider Green Belt to meets its purposes - consider the whole sub-area further.				
Geo-environmental	<p>The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, the site is located within the Hertfordshire Mineral Consultation Area for sand and gravel resources. Furthermore, rail infrastructure is located adjacent to the east of the site, which is considered to be a potential source of contamination with the potential to impact the site.</p>				
Agricultural land quality grade	3				
Existing use	Agriculture, farm buildings and golf course.				
Neighbouring land use:					
	Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x		X		x
Conclusion on potential land use based on neighbouring uses	Residential				
Potential for mix of housing types- conclusion	Scale of site is large enough to support full range of housing types highlighted as needed through the SHMA, from 1 bed to 4+ bed, as well as specialist housing, e.g. for older people.				

Site Number: 82 Site Name: Shendish Manor and Fairfields

Heritage assets	A large site abutting the railway line and extending from a development site in the north west to Rucklers Lane in the south east. The north western part of the site is on part of the Shendish Manor golf course. The south west boundary is approx. 400m from the Grade II listed Shendish House and Attached Walled Garden and Octagonal Summerhouse (NHLE 1174090) and Apsley Manor Farmhouse (130 Metres to North West Of Shendish House) (NHLE 1100420) and screened from them by mature woods within the golf course. The north west boundary of the site abuts the railway line and there are four listed assets on the far side of the line between approx. 50m and 120m from the site boundary. In general these are however well screened from the site by mature woodland on the site boundary and if this is preserved and development is of an appropriate height it will not alter the assets' settings. The exception is the Grade II listed Church of St Mary, the spire of which is visible across a wide area of the site. It is not thought however that development on the site would diminish the asset's significance or erode our ability to understand and appreciate it. The site lies 200m northeast of the area of archaeological significance of DAC_52. The grounds of Shendish Manor are identified as a Locally Registered Park or Garden of Historic Interest.
Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 8 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is located across a valley side, broadly falling from the south-west to north-east. The site comprises a golf course, fields, woodland, and scattered buildings interspersed with trees. The site is bordered by the West Coast Main Line to the north-east, residential land uses in Apsley to the north-west and residential land uses in Rucklers Lane to the south. The valley landform and tree cover make the site more suitable for allocation.
Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The area where the site is located, to the south of Hemel Hempstead near Apsley Station contains a good concentration of businesses with a very well-qualified labour force that are in high-level occupations. This concentration of businesses would mean the site is able to attract to potential employers and the good-quality workforce travelling to this location is a further major benefit. The nearby Apsley train station provides access via train which is considered crucial by some employers to attract the desired workforce, and the station provides direct access to London Euston. The Dacorum Employment Land Availability Assessment has assessed a similar site to this and believes that there is limited interest from the market as it is not viewed as an office location.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Development on the site has potential to be seen as a large extension to Hemel Hempstead with some impact on local character through loss of urban green space.
Spatial Opportunities and Constraints- coalescence risk	Development on the site would establish a strong sense of place in this part of Hemel Hempstead, creating a stronger connection between smaller urban extensions of the town; it would not risk coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Development here would be beyond the existing western defensible boundary (railway track) for Hemel Hempstead. However this would connect to the housing site in the north so would not be isolated.
Noise and pollution- bad neighbour uses?	Adjacent to a railway line.
Overall site conclusion- comments	Site's performance on landscape criterion provides it with some capacity for development, particularly if development can be more focused on the lower rather than the upper slopes- this is the best option for mitigation of visual impact. Also, site does not impact on large scale landscape designations such as the AONB. However, site performs relatively poorly on transport criterion and is in Green Belt. On balance, site is considered potentially suitable for allocation with major constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with major constraints.



LEGEND

- Site Boundary
- Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 82

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:6,400	Purpose of Issue DRAFT
Drawing Number FIGURE 57		Rev 1

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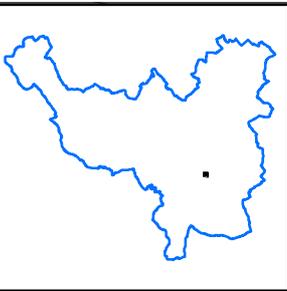
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Site Number: 83 **Site Name: Camelot Rugby Club clubhouse and car park, Chaulden Lane**

Settlement	Hemel Hempstead
Gross Area (ha)	0.42
Net Developable Area (ha)	0.33
Current Use (Greenfield / Brownfield / Mixture)	Brownfield
Proposed Use	Residential
Design Case Study	D
Gross Density (dph)	29
Net Density (dph)	40.5
Gross dwelling Capacity (dwellings)	12
Employment floorspace capacity (sq. m, net)	n/a
Transport conclusion	The site has an existing access onto the local road network (Chaulden Lane); good access to local facilities and public transport.
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced.
In Green Belt?	Yes
Green Belt Review Overall Conclusions	The Green Belt review indicates that Green Belt in this location performs only weakly against national criteria and therefore there is some potential for de-allocation.
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Holywell Nodular Chalk Formation and New Pit Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to any potential contamination. In addition, Made Ground is expected across the site due to the historical development of the site.
Agricultural land quality grade	3
Existing use	Rugby Club clubhouse and car park
Neighbouring land use:	
Housing	Industrial
Agricultural	Social infrastructure
Other uses	
x	x
Conclusion on potential land use based on neighbouring uses	Residential
Potential for mix of housing types- conclusion	Small scale of site suggests most suitable for 1-2 bed dwellings.
Heritage assets	A subdivision of Site 83, South East Hemel Site H/h 97. The Grade II listed Tower in Former Stableyard of Chaulden House (NHLE 1342166) is approx. 60m to the north of the site and development on the site may have some impact on the asset.
Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 118 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site comprises a rugby club building, car park and pitch. There is settlement to the north and east of the site. Overall, the site is judged to perform well on this criterion, as a brownfield site in an urban area.
Regeneration potential- indices of Multiple Deprivation score	50% most deprived

Site Number: 83 **Site Name: Camelot Rugby Club clubhouse and car park, Chaulden Lane**

Regeneration potential- Indices of Multiple Deprivation (surroundings)	50% most deprived
Economic development potential	The direct surrounding area has very low employment numbers as it is mostly residential units. However, a strong proportion of the small number of businesses is in the knowledge-intensive sectors. The area to the south-east of the site has a good concentration of businesses in areas closer to Hemel Hempstead Town Centre. Workers in the surrounding area tend to live very close to their place of work reducing the need of commuting, while the site is also located near to Hemel Hempstead Train Station providing access by train. Hemel Hempstead is identified as a "place where development will be concentrated" and the focus for jobs, and this site is suitable for this type of economic development with the only constraint the lack of businesses currently attracted to the area.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The location and scale of any development would have potential to be sympathetic to local character as it is previously-developed land.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Chaulden Lane and Old Fishery Lane act as existing defensible boundaries of Hemel Hempstead. Development at this site would be outside of these defensible boundaries, but site is small in extent and would have the potential to be perceived as infill.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site is previously-developed land in Green Belt, but Green Belt performs weakly in this location. It is away from AONB and setting. Site performs strongly or moderately across all criteria. If allocated, the land would have to be removed from the Green Belt so that ten or more homes could be developed without compromising site openness. As such, the site is considered potentially suitable for allocation with minor constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with minor constraints.



LEGEND	
	Site Boundary
	Dacorum District Boundary



Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 83

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:600	Purpose of Issue DRAFT
Drawing Number FIGURE 58		Rev 1

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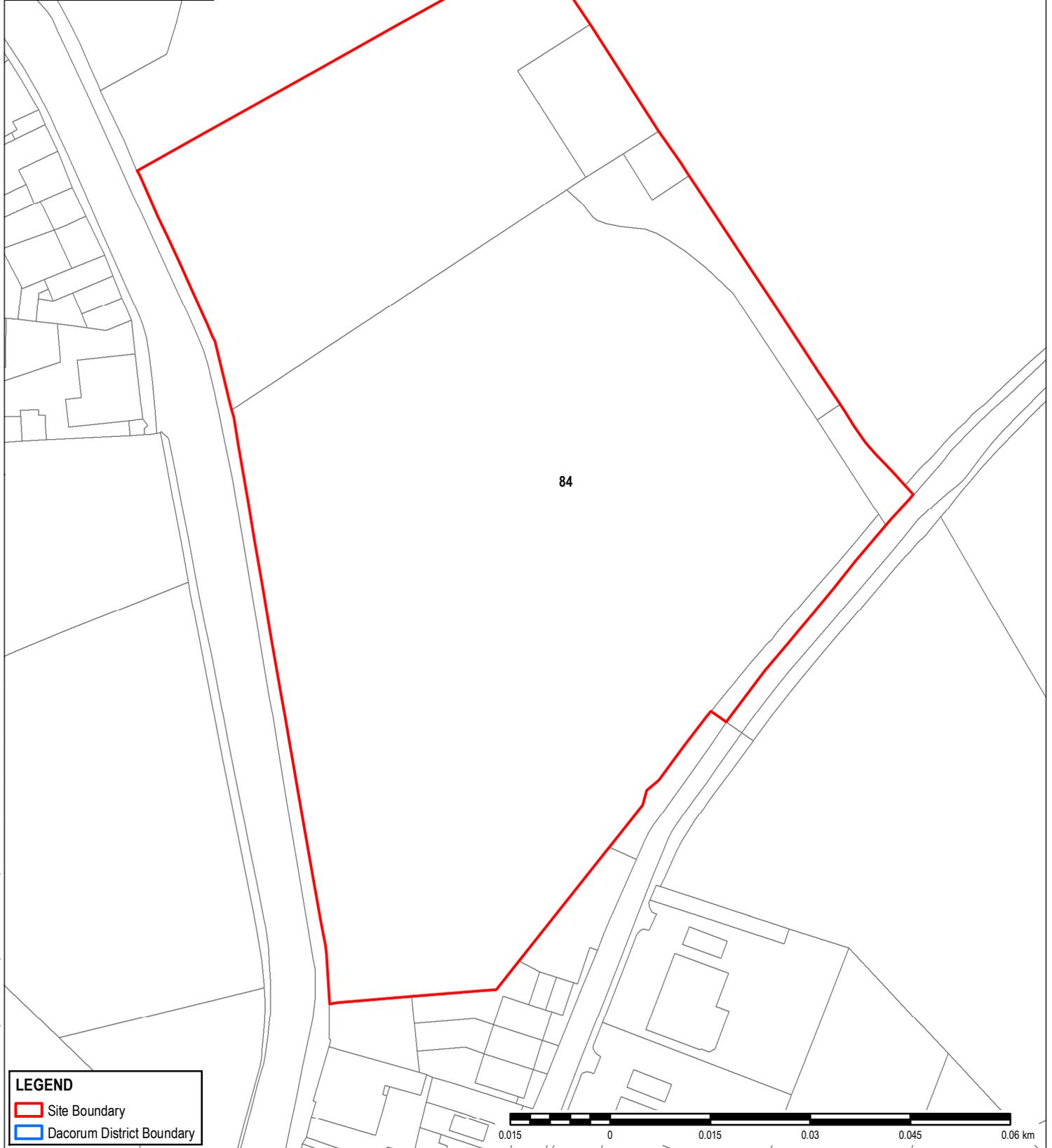
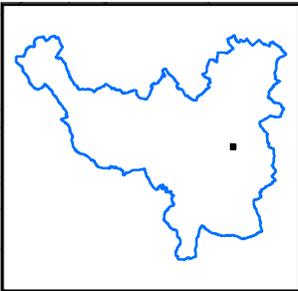
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Site Number: 84 **Site Name: Stables Field Piccotts End Lane**

Settlement	Hemel Hempstead				
Gross Area (ha)	1.04				
Net Developable Area (ha)	0.83				
Current Use (Greenfield / Brownfield / Mixture)	Greenfield				
Proposed Use	Residential				
Design Case Study	n/a				
Gross Density (dph)	n/a				
Net Density (dph)	n/a				
Gross dwelling Capacity (dwellings)	n/a				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site is accessible from the local road network (Piccotts End Road); reasonable access to local facilities;but limited public transport provision. Local Allocation 'LA1: Marchmont Farm Grovehill' is located to the east, but not contiguous - access to LA1 is proposed via a new junction on Link Road (Transport Proposal T/10), together with associated highway improvements including cycle and pedestrian routes. This includes a Green Pedestrian Link along Piccotts End Lane. This will provide improved ped/cycle access to the local centre at Henry Wells Square.				
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. However there are recorded incidents of flooding recorded by Dacorum BC within 500m of the site. This information should be reviewed during the site planning process. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.				
In Green Belt?	Yes				
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration				
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Holywell Nodular Chalk Formation and New Pit Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, aerial imagery for the site indicates the presence of multiple unknown heaps within the north and north-east of the site, and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, considered to be a potential source of contamination. Furthermore, Peter Campbell Cars (used car dealership) is located adjacent to the south, which may be a potential source of contamination with the potential to impact the site.				
Agricultural land quality grade	3				
Existing use	Agriculture				
Neighbouring land use:					
	Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x		X		x
Conclusion on potential land use based on neighbouring uses	Residential				
Potential for mix of housing types-conclusion	n/a				

Site Number: 84 **Site Name: Stables Field Piccotts End Lane**

Heritage assets	The site is located between Piccotts End Road and Piccotts End Lane. Its northern boundary is directly opposite the Grade II listed 95 and 97, Piccotts End (NHLE 1262989) and is within the setting of five more listed buildings on either side of the road going north. The site rises to the east and development on it would impact on the listed buildings and change the approach to the village. The site lies within the area of archaeological significance of DAC_59, and lies 100m from DAC_34, an area of potential centred on the scheduled monument of Gadebridge Roman villa (NHLE 1015577). Archaeological evaluation would likely be required.
Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 123 of the DLCA; the condition of the LCA is described as good and the strength of character is described as moderate. The site is on sloping land that is part of the west-facing side of the River Gade valley, and is elevated above Piccotts End Road by a historic flint-built retaining wall. The site covers pasture and a few farm buildings situated between residential properties adjacent to Piccotts End Lane. Overall, the site performs adequately on this criterion as a result of its location within the settlement pattern with constraints of sloping landform and historic features, but there are major constraints.
Regeneration potential- indices of Multiple Deprivation score	50% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	50% least deprived
Economic development potential	The area around is site is not recognised as a destination a main destination for office or industrial space. Much of the employment in the surrounding area is focussed on within education as it is mainly a residential area with a number of schools close by. However, there are a few businesses attracted to the area that have workers with good qualifications and holding fairly high occupations. The Core Strategy identifies Hemel Hempstead as the focus for developments and jobs however; this is within the town centre and the Maylands Business Park to the east. This site does is not well connected via train or the local bus network which means that it is difficult to attract the desirable employers.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	For a relatively small settlement, the site would constitute a fairly large expansion to Piccotts End. However the location would follow the existing linear pattern of settlement.
Spatial Opportunities and Constraints- coalescence risk	The extension would not in itself risk coalescence with other settlements
Spatial Opportunities and Constraints- defensible boundary potential	The field boundary on the western side gives this site and the wider Piccotts End settlement a defensible boundary.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs among the worst possible in Green Belt terms and poor performance on this criterion is accompanied by poor performance on heritage criterion. Although major landscape constraints were identified, it was considered suitable on this criterion, but this qualified assessment of suitability is outweighed by its generally poor performance on the Green Belt and heritage criteria. As such, site is considered unsuitable for allocation.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND	
	Site Boundary
	Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 84

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:800	Purpose of Issue DRAFT
Drawing Number FIGURE 59		Rev 1

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